



CITY OF LONE TREE

2015 State of the City



City Council Members

Jim Gunning, Mayor

Jackie Millet, Mayor Pro Tem

Harold Anderson, Councilmember

Kim Monson, Councilmember

Susan Squyer, Councilmember





Strong Regional Partners

Enhanced services and greater cost savings

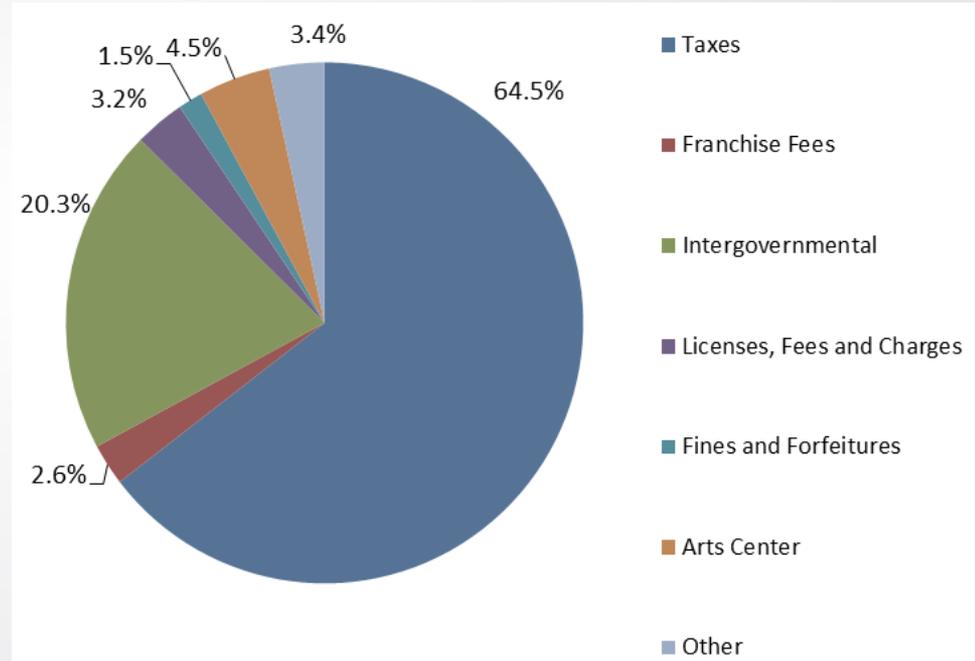
Key partners include:

- Douglas County
- City services: Lone Tree and Parker Police Departments
- Non-city services - Offered by special districts
 - Metropolitan Districts (Park Meadows, Heritage Hills, Rampart Range, OmniPark, Lincoln Station)
 - South Suburban Parks and Recreation District
 - Southgate Water and Sanitation Districts
 - South Metro Fire and Rescue Authority
 - Douglas County School District
 - Douglas County Libraries



2015 City Revenue Sources

- **85%** of revenue comes from taxes/intergovernmental revenue
- Taxes include sales, use, lodging and admissions
- City does not have a property tax

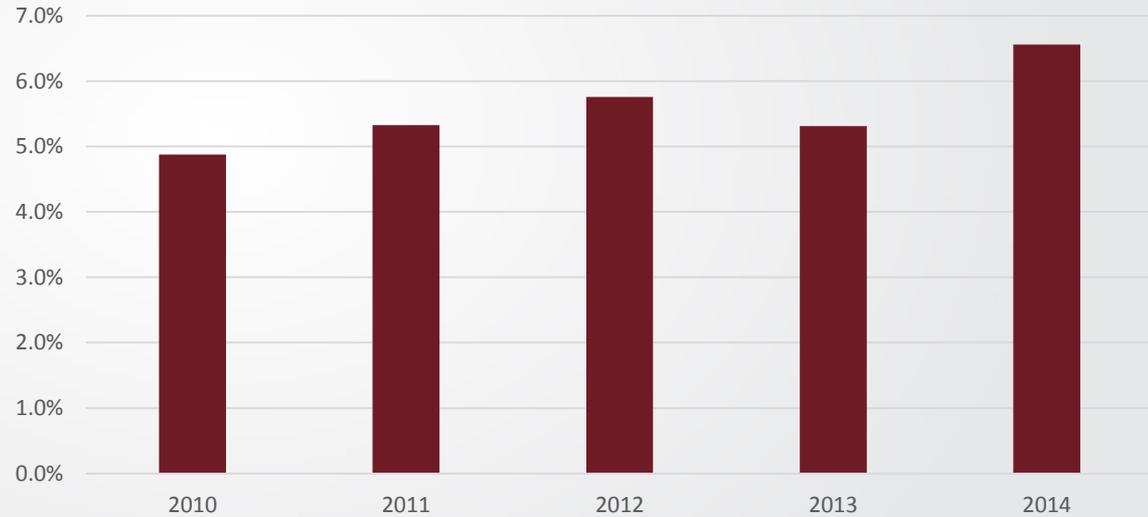


City Revenue Sources

- Sales tax growth = **5.5%** over the last 5 years
- Up **6.9%** through March 2015 from 2014



Sales Tax Percent Growth



2015 Capital Investments

Large capital investments beginning in 2015 include:

- Lincoln pedestrian bridge
- Yosemite library re-use
- Yosemite turn lane
- LTAC plaza enhancements
- Entertainment District improvements



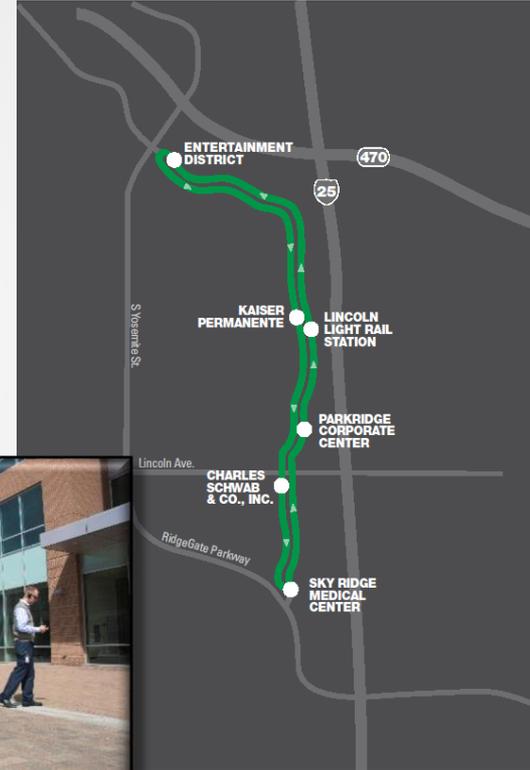


Multi-Modal Infrastructure



Lone Tree Link

- Co-funded by three major employers, two metropolitan districts and the City of Lone Tree, including:
 - Sky Ridge Medical Center
 - Charles Schwab & Co., Inc.
 - Kaiser Permanente
 - ParkRidge Corporate Center
 - Denver South TMA
- **27,000 boardings** in the first **six months**
- Shuttles arrive every **10 minutes**
- Runs from **6am-7pm, Mon.-Fri.**
- First public-private partnership of this kind





Southeast Light Rail Extension

- 2.3 mile extension w/ 3 stations
- **\$220 Million** project cost with **\$25 Million** from City of Lone Tree, Douglas County, Coventry Development and Denver South TMA
- Fall 2015 contract award
- Fall 2016 structures complete
- Spring 2017 project complete
- Fall 2017 line opens





Light Rail + Development

“In today’s environment you have to check every box, including light-rail and TOD, or your building is just a commodity... Existing buildings do not lease until all other TOD options are occupied.”

Steve Clark, Prime West Companies

“Transit, Jobs, and Millennials are the three factors that drive our development.”

Scott Menefee, Holland Partner Group

“FasTracks is changing the face of our community.”

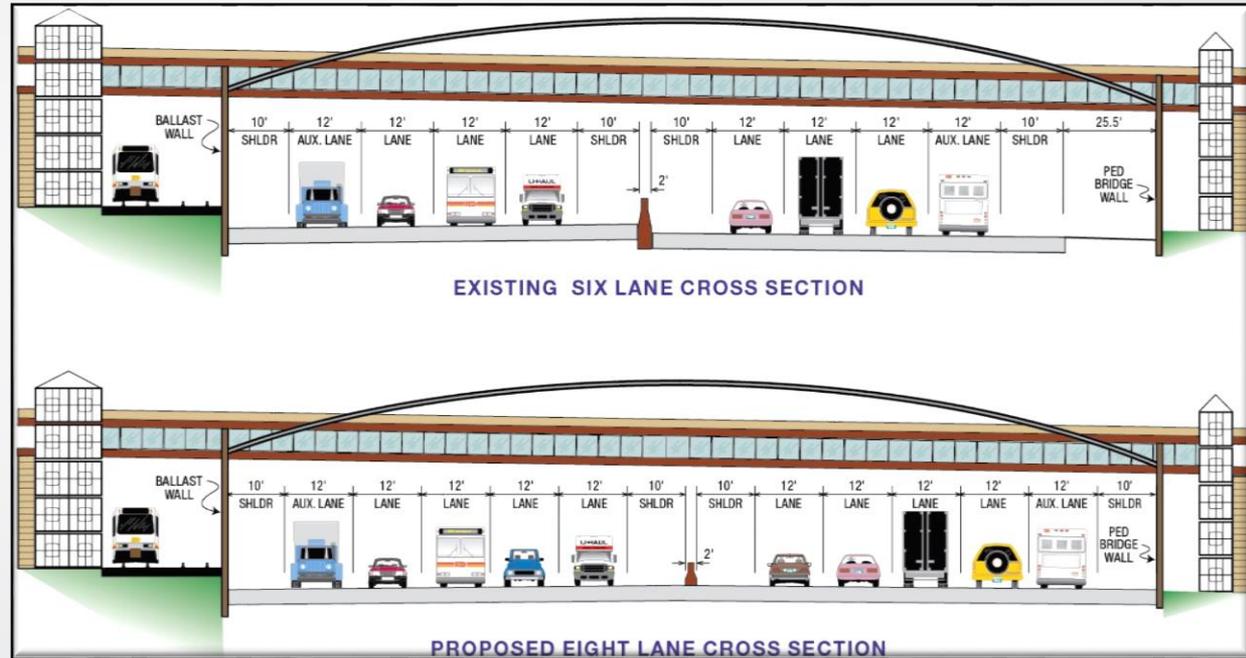
Patty Silverstein, Development Research Partners





I-25 Lane Balancing

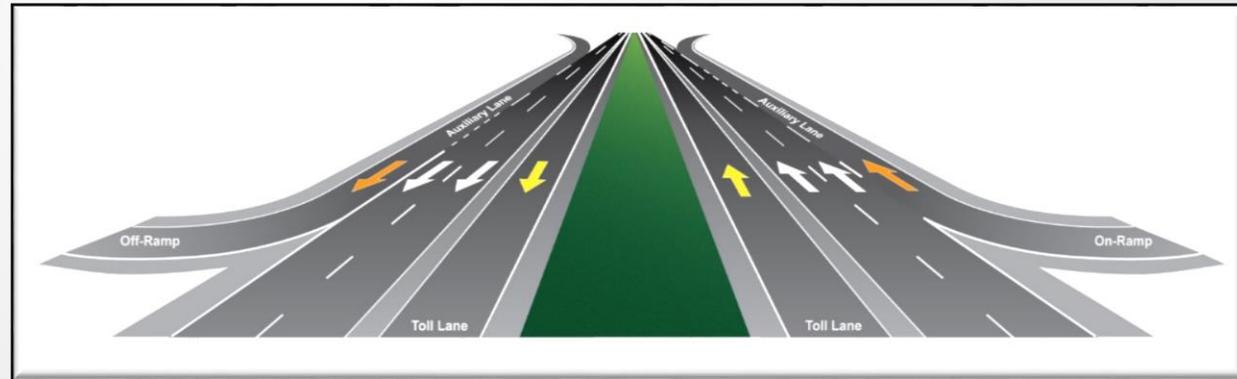
- Increase from six lanes to eight lanes
- Improve merge lanes
- 2-lane Lincoln Ave. north-bound on-ramp
- Improved ramp signage
- Completion in November 2015





C-470 Update

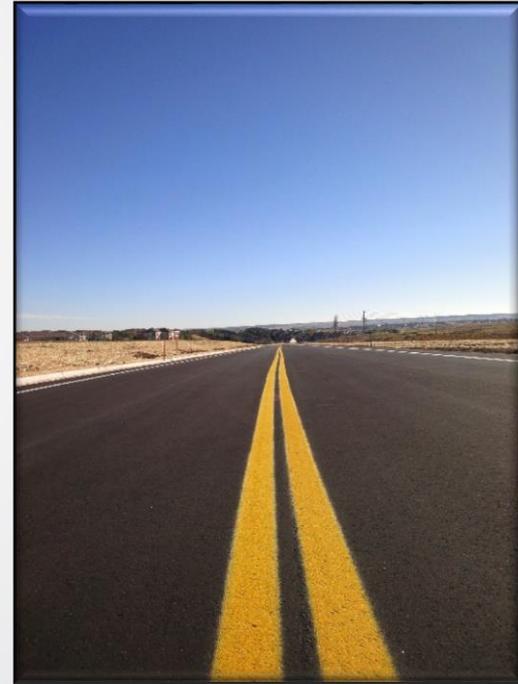
- Add one express toll lane in each direction
- Continue lanes at I-25
- Improve safety
- Construction in 2016-2017





Ridgegate Parkway Widening

- Havana Street to city limits
 - Additional two lanes
 - Two-way bicycle lanes
 - Multi-use trail
- Construction: 2019
- Cost Estimate: \$22 Million
- Potential funding partners: Lone Tree, DRCOG, Douglas County, Rampart Range Metropolitan District, Denver South TMA



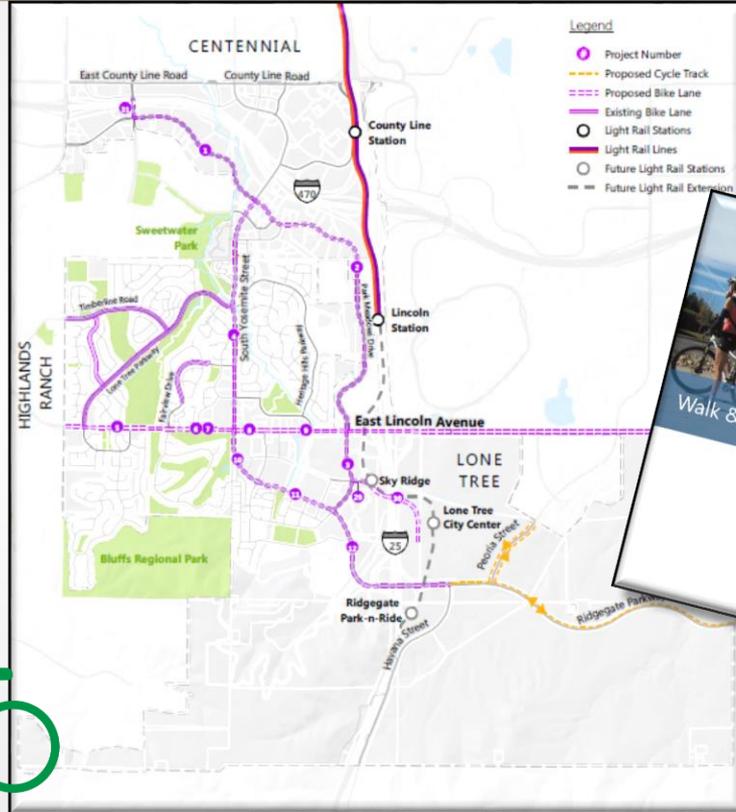


Walk & Wheel

- 2014 grant from Kaiser Permanente
- Presented to City Council January 2015
- List of capital projects to improve the city for biking and walking
- Identifies opportunities and costs for planning capital projects in future years

Implementing several projects this year including:

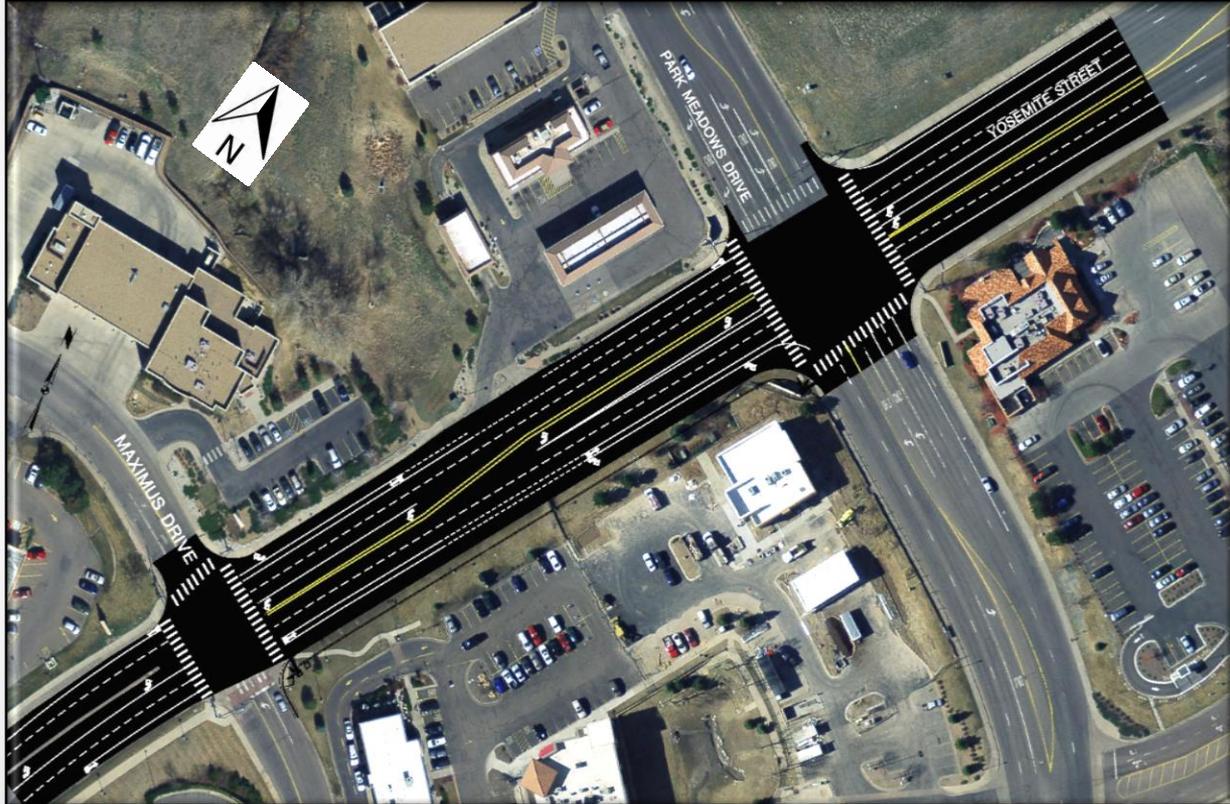
- Lincoln Avenue Pedestrian Bridge
- Yosemite Street Bike Lanes
- RidgeGate Parkway Bike Lanes





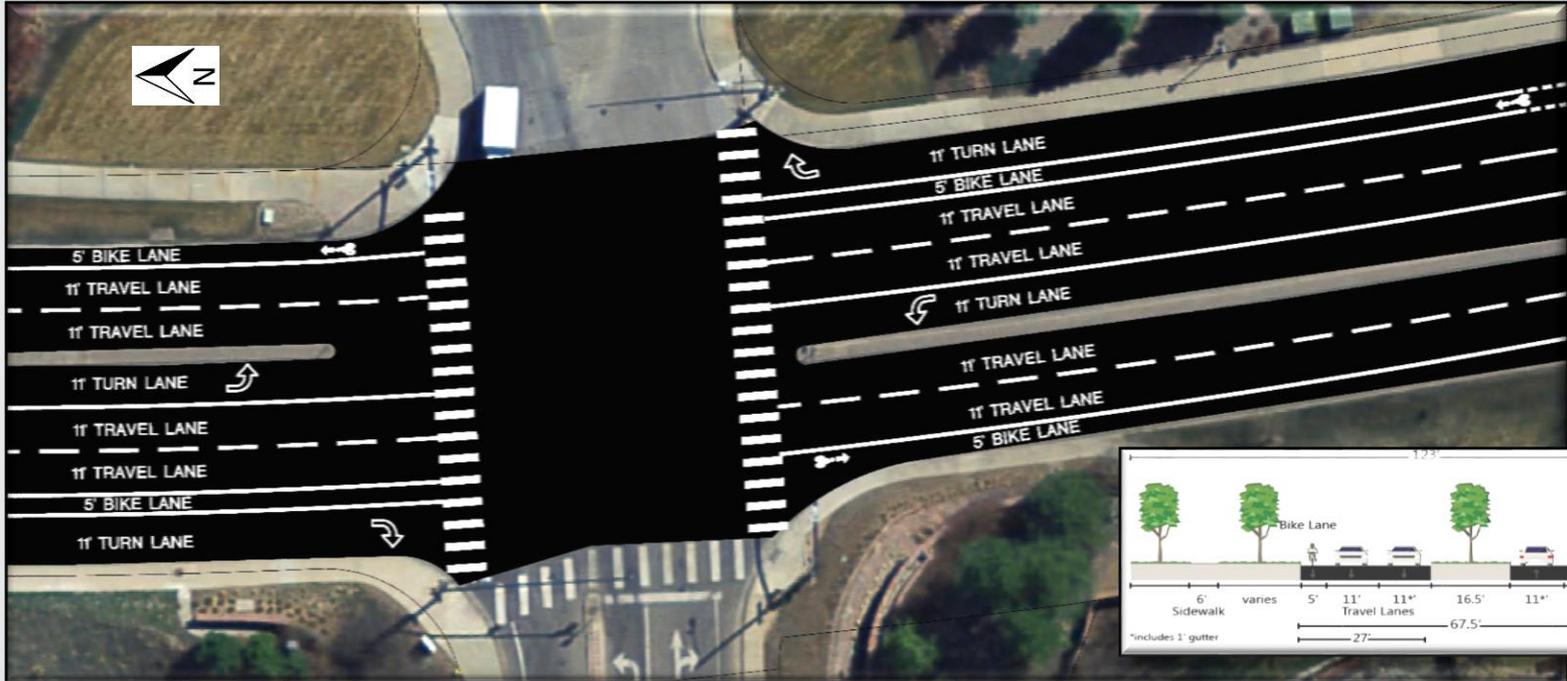
Yosemite Street Improvements

- Adds a new north-bound right turn lane
- Adds bike lanes



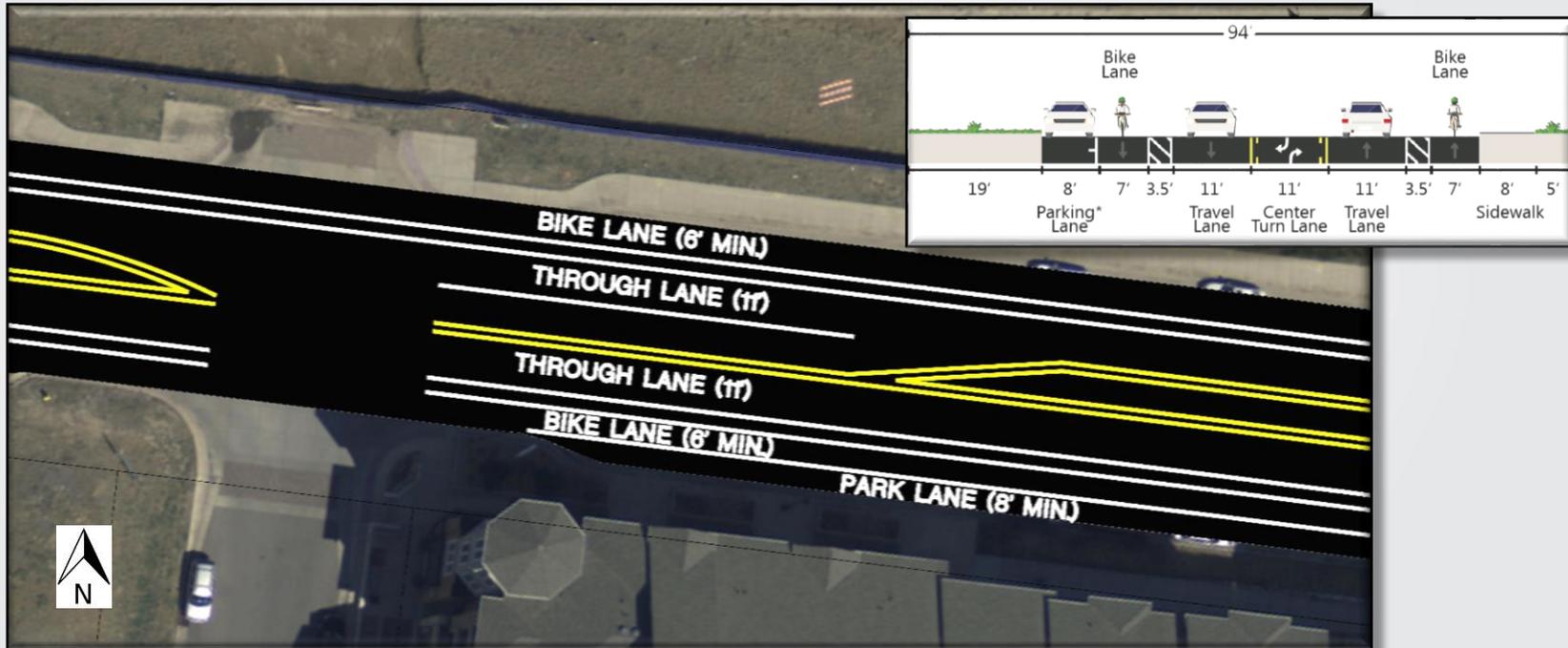


Yosemite Street Improvements





Ridgegate Parkway Improvements





Pedestrian Bridge Context Site Plan

- Safe pedestrian crossing over Lincoln Ave.
- Follows the existing Willow Creek Trail
- Connects north and south neighborhoods and links the community to city amenities
- Improves traffic flow along Lincoln Ave.

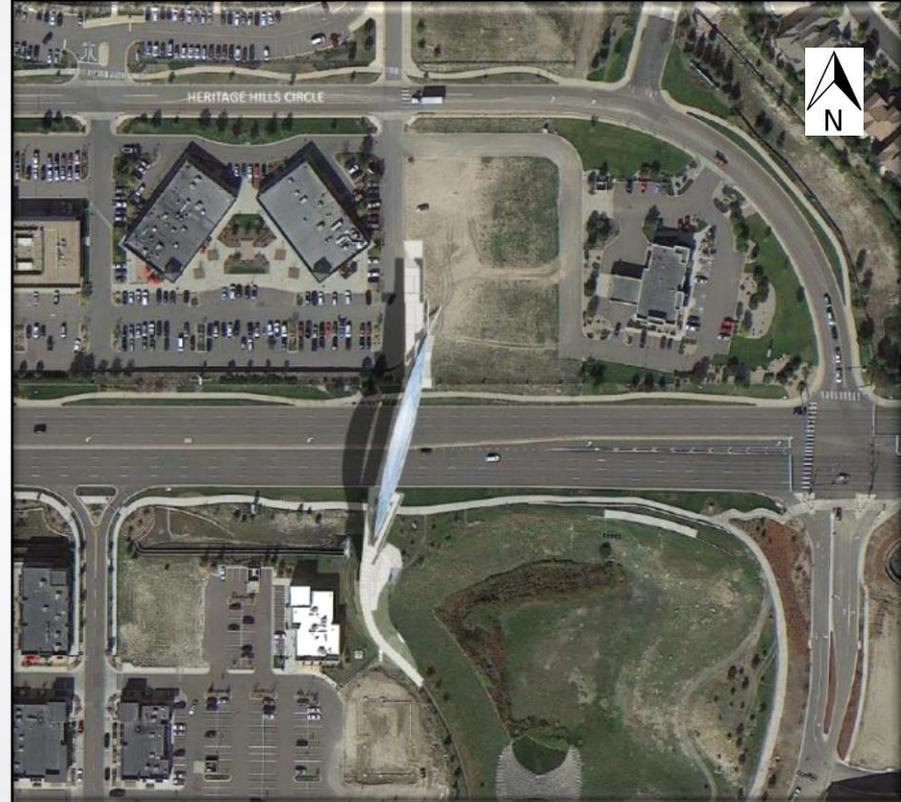




Pedestrian Bridge

Public Input Opportunities

- Telephone town hall: Thursday, May, 28 @ 7:00 pm
- Four community meetings throughout the city
- Call or email your City Council representative





Economic Energy

City Statistics

- Unemployment = **4.19%**
- Office Vacancy = **10.7%**
- Office Rent = **\$27/sf** (lagging only LoDo and Cherry Creek)
- Median Single Family Home Sales Price = **\$695,000**
- Housing Values **up 20%** in 2014
- Average HH Income = **\$149,332**



Charles Schwab

Lone Tree Campus

- Grand Opening October 2014
- 2,200 employees as of January 1, 2015
- Building 3 will open late 2015
- 650,000 sf and 5,000 employees on campus when complete





Sky Ridge Medical Center

\$119 Million Expansion

- New parking structure - Fall 2014
- Women's Hospital - March 2015
- New Medical Office Building under construction
- 3,000 employees on campus

In its recent accreditation, received highest rating of all HCA hospitals nationwide





University of Colorado Hospital

Lone Tree Health Center

- Celebrating its third year, grown from 15 specialties to 30
- UCH Eye Center and Family Medicine opening summer 2015
- Nationally recognized UCH physicians serving south metro region
- 100+ employees





Kaiser Permanente

Lone Tree Medical Offices

- 225,000 patient visits since opening in 2013
- Regional Acute Diagnostic and Referral (emergent care) coming soon
- Cardiology, Neurology, Rheumatology & Urology coming to campus
- 350 employees



Business is Booming

Additional Primary Job Growth:

- Level 3 merger & expansion
- Public Service Credit Union headquarters
- Nationwide Insurance regional office

6,300 New Primary Jobs in Lone Tree!



Park Meadows Retail Resort

L.L.Bean



First-to-the-market retail options coming soon!

Lolli AND Pops
PURVEYORS of SWEETNESS





Restaurants and Entertainment



Mr.

Donuts





Enriched **Community**



2014/15 Season In Review

- **\$1 million** in ticket sales
- Over **51,000** tickets sold
- **132** performances presented and produced by LTAC
- Nearly **10,000** children served through school matinees and family programming
- **10,000** people celebrated the holidays with LTAC at several December performances



LONE TREE
ARTS CENTER



Arts Center Innovative Programming

Sensory Friendly Programming

- Caters to those with intellectual or developmental disabilities
- New Family Tree series invites families to enjoy relaxed performances together



SF FAMILY TREE
— *sensory friendly • relaxed performances* —



Fundraising Leadership Council

- Members have pledged and raised **\$90,000** to date, including eight new corporate partners
- Fundraising Leadership Council members include:
 - Joel & Janet Kaufman
 - Scott Leonhart
 - Charlotte Min-Harris
 - Betty A. & Don E. Winslow
 - Pam Kelly (Park Meadows)
 - Susan Hicks (Sky Ridge Medical Ctr.)
 - Peter Loeffler
 - Brian McDonald (Charles Schwab)
 - Keith Simon (Coventry Development)



Community Events

- Sold-out **Independence Day** with 10,000 in attendance
- New **Discover Lone Tree** weekend highlighted the best of our city
- New **Kidsfest** event drew 1,000 people with activities to celebrate summer
 - Strider bike races for kids were a huge hit!
- Seven distinct events brought together 22,000 residents last summer



Photo courtesy of John Klassen

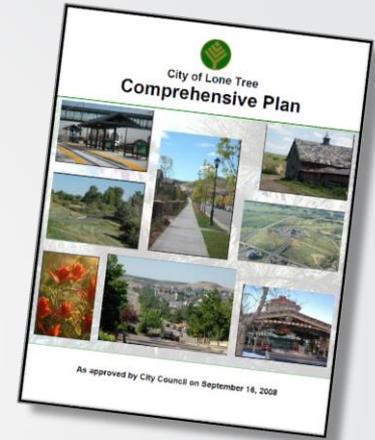


Sustainable **Community**



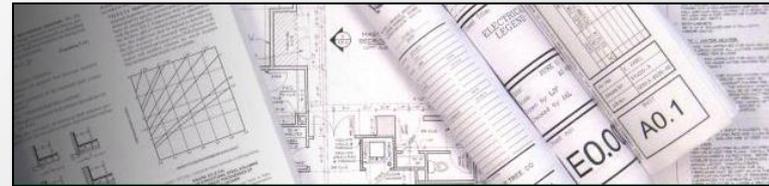
Comprehensive Plan

- City's long-range planning document
- Expected completion summer 2015



Building Division

- NEW online building permit software, online payments
- Get a permit on YOUR schedule





New Entertainment District Intersection

- At Kimmer and Park Meadows Drive
- Proposed 2015 – 2016





Proposed Entertainment District Park

- Project in partnership with South Suburban Parks and Rec. District
- Better connection to light rail





Progress in the Entertainment District

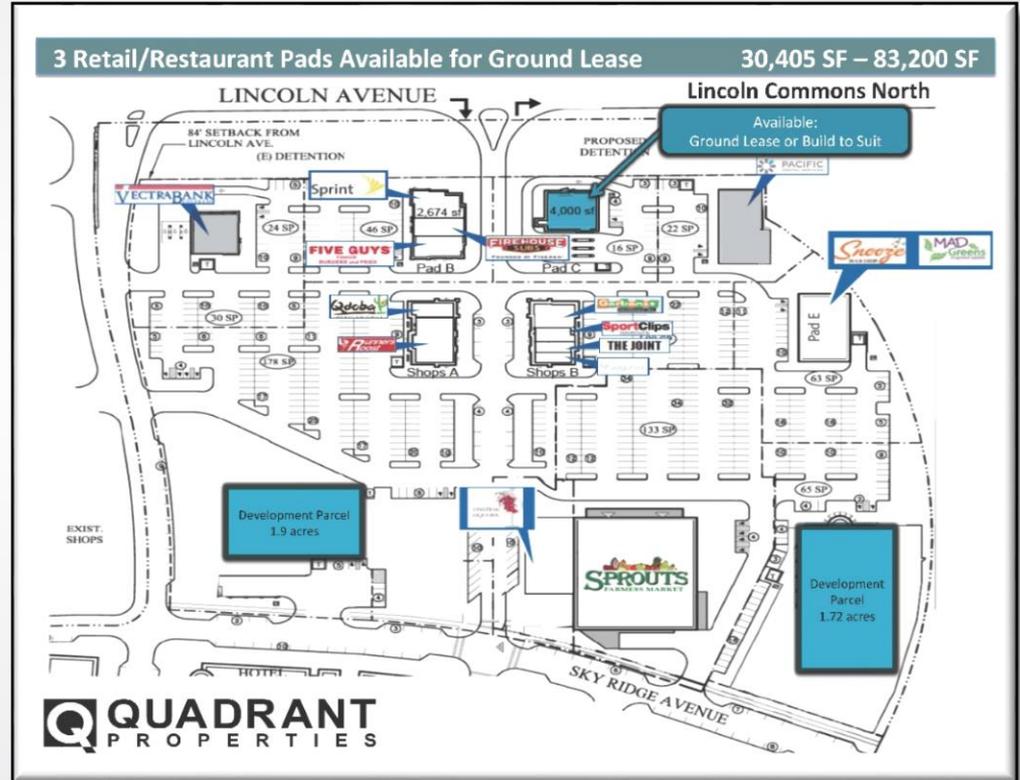
- United Artists Theater remodel coming soon!

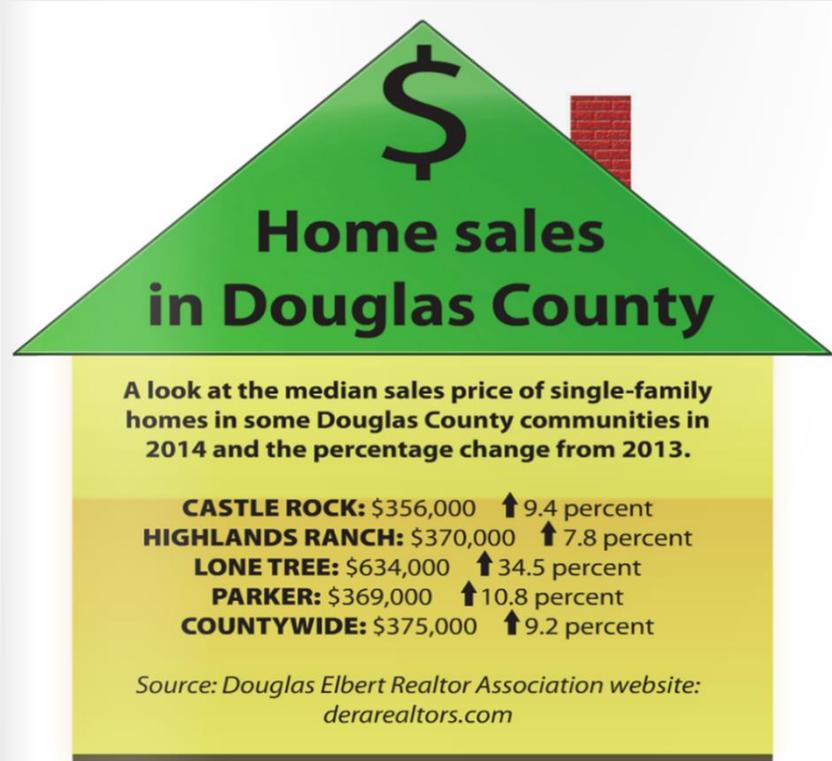




Lincoln Commons North Sale

- Shopping center sold to Quadrant Properties, January 2015
- Plans for 2-3 additional restaurants and new retail opportunities
- Mad Greens now open
- Snooze opens in June







New Residential

MorningStar at RidgeGate

- Northeast corner of Ridgegate Pkwy. and Commons St.
- Continuing care senior living campus; 224 total units
- Approved, under construction





Morningstar at RidgeGate





New Residential

Lincoln Commons South Townhomes - New Town Builders

- Southeast of Commons St. and Sky Ridge Ave.
- 86 townhomes in two phases
- Approved, under construction





Lincoln Commons South Townhomes





Construction Defects Ordinance

Why Council Approved Ordinance 15-01

- Very few owner-occupied, multi-family projects being built
- Risk of large verdicts has stalled construction
- Effect has been to remove entry-level home products for a wide variety of buyers, including young families and seniors looking to downsize.
- SB 15-177 did not pass at state level





Condo Construction 2013-14



Adams County	0	Englewood	0
Arapahoe County	0	Erie	0
Arvada	0	Golden	0
Aurora	0	Greenwood Village	0
Berthoud	0	Jefferson County	0
Boulder	38	Lafayette	0
Boulder County	0	Lakewood	0
Brighton	0	Littleton	0
Broomfield	0	LONE TREE	0
Castle Pines	0	Longmont	10
Castle Rock	0	Parker	0
Centennial	0	Louisville	0
Cherry Hills	0	Superior	0
Commerce City	0	Westminster	0
Denver	79	Wheat Ridge	0
Douglas County	160	Thornton	0



Lone Tree Area Multifamily Projects Since 2005

Apartments

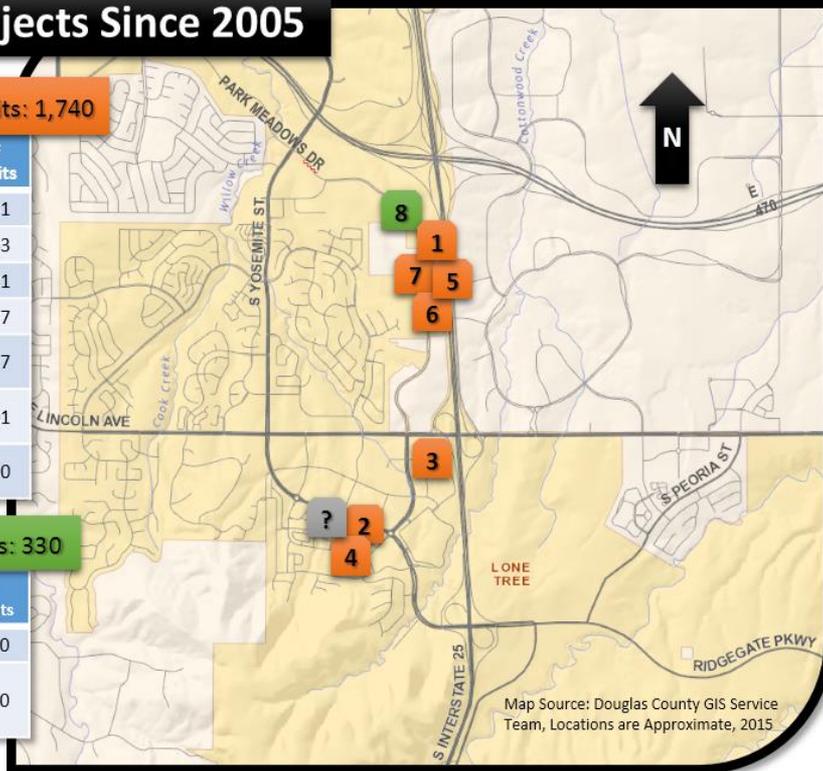
Total units: 1,740

Map #	Property	Lone Tree or Unincorporated	Year Built	# Units
1	Metropolitan	Unincorporated	2005	431
2	The Marq	Lone Tree	2009	243
3	AMLI Apartments	Lone Tree	2012	281
4	Regency RidgeGate	Lone Tree	2012	187
5	Camden	Unincorporated	Under Const.	267
6	Lofts at Lincoln Station	Unincorporated	Under Const.	101
7	Omnipark Holland	Unincorporated	Under Const.	230

Condos and TBD

Total units: 330

Map #	Property	Lone Tree or Unincorporated	Year Built	# Units
8	Lincoln Square Lofts	Lone Tree	2005	140
?	Commonwealth Heights (Apts or Condos)	Lone Tree	Under Const.	190



Map Source: Douglas County GIS Service Team, Locations are Approximate, 2015



Douglas County Libraries – Lone Tree





New Library

- Broke ground May 4, 2015
- 25,000 sf
- Anticipated completion February 2016





Lone Tree Arts Center Plaza

- Public input process
fall 2015





First Community Garden

- Lone Tree Elementary
- Opening Celebration May 15th
- 50 Plots
- \$31,000 in Donations





Safe Community



Technology in Policing

December 2013, LTPD deploys body cameras

- One of the first agencies in the state to use body cameras for all officers
- Enhances public trust
- Creates transparency and accountability
- Documents evidence
- Prevents and resolves complaints



Photo courtesy of Colorado Community Media



Volunteers in Policing (VIPs)

- Volunteers
 - 11 VIPs in Patrol
 - 4 Administration volunteers
- Activities
 - 5,954 property watches
 - 1,069 school patrols
 - 8,888 neighborhood watch patrols
- Number of hours
 - 5,501





CITY OF LONE TREE
2015 **State of the City**

Closing Remarks