



LONE TREE ELEVATED

SHAPING THE FUTURE
2045



COMPREHENSIVE PLAN
DRAFT

SEPTEMBER 2024



ACKNOWLEDGMENTS

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This plan is the result of the leadership and dedication of these individuals, and, notably, of former Mayor Jacqueline Millet, Former Council Member Cathie Frazzini, and former Planning Commission Chair Kevin Shane.

Thank you to all members of the Lone Tree community and staff who dedicate their time, talents, and passion to Elevating Lone Tree!

TABLE OF CONTENTS

Introduction: Elevating the City's Future	4
Chapter 1: Vision	9
Chapter 2: Goals and Objectives	23
Chapter 3: Strategic Actions	28



ELEVATING THE CITY'S FUTURE

INTRODUCTION

Elevating the City's Future

Communities routinely develop and update Comprehensive Plans to establish a vision for how they want to grow in the future (over a ten-year period, and beyond). Comprehensive Plans establish goals, policies, and action items for topics including land use, transportation, parks and open space, infrastructure, housing, economic development, the natural environment, and other topics as they relate to growth and development.

The City of Lone Tree's most recent Comprehensive Plan was adopted in 2019. While the overall direction of the City has remained consistent, various factors led the City to pursue this update to the Comprehensive Plan, referred to as Lone Tree Elevated. Those factors included: opportunities and challenges with redevelopment of older commercial areas; changes in shopping behaviors and commuting patterns; ongoing challenges with the lack of affordable housing in the region; influences of technology and innovation on the built environment; and an increased focus on planning associated with the natural environment and hazard mitigation. The City also wanted to ensure that the Comprehensive Plan would serve as the basis for a complete update to its Land Use Code (the code). The efforts to update the Comprehensive Plan and the code were branded under the project name "Lone Tree Elevated".

This name was chosen to reflect how Lone Tree as a city has achieved great success over the last 30 years but is now prepared to take the next step and elevate its strengths as the community looks toward the next 30 years of its evolution.

Lone Tree Elevated reflects the community's vision for land use and development with guidance for how to achieve that vision. It describes how the community envisions great places and districts, including those within established areas of the community. It focuses on creating multimodal connections for residents and visitors to connect from neighborhoods to these great places. The plan also focuses on sustainability and resiliency to help fortify Lone Tree against environmental risks and hazards and adapt to change. In short, the document provides a general roadmap for how the community will achieve its vision in the decades ahead.

Planning Process

Lone Tree Elevated is a plan for the community, shaped by the community. A comprehensive, year-long community engagement effort was undertaken to listen to and understand community ideas, comments and concerns on a range of topics. That feedback was instrumental in shaping the vision and themes reflected in this plan. Following initial direction from the City Council, a Steering Committee was formed, comprised of several volunteer leaders in the community. The committee met bi-monthly with city staff and the consultant team to provide input on the plan and help guide the community outreach efforts.

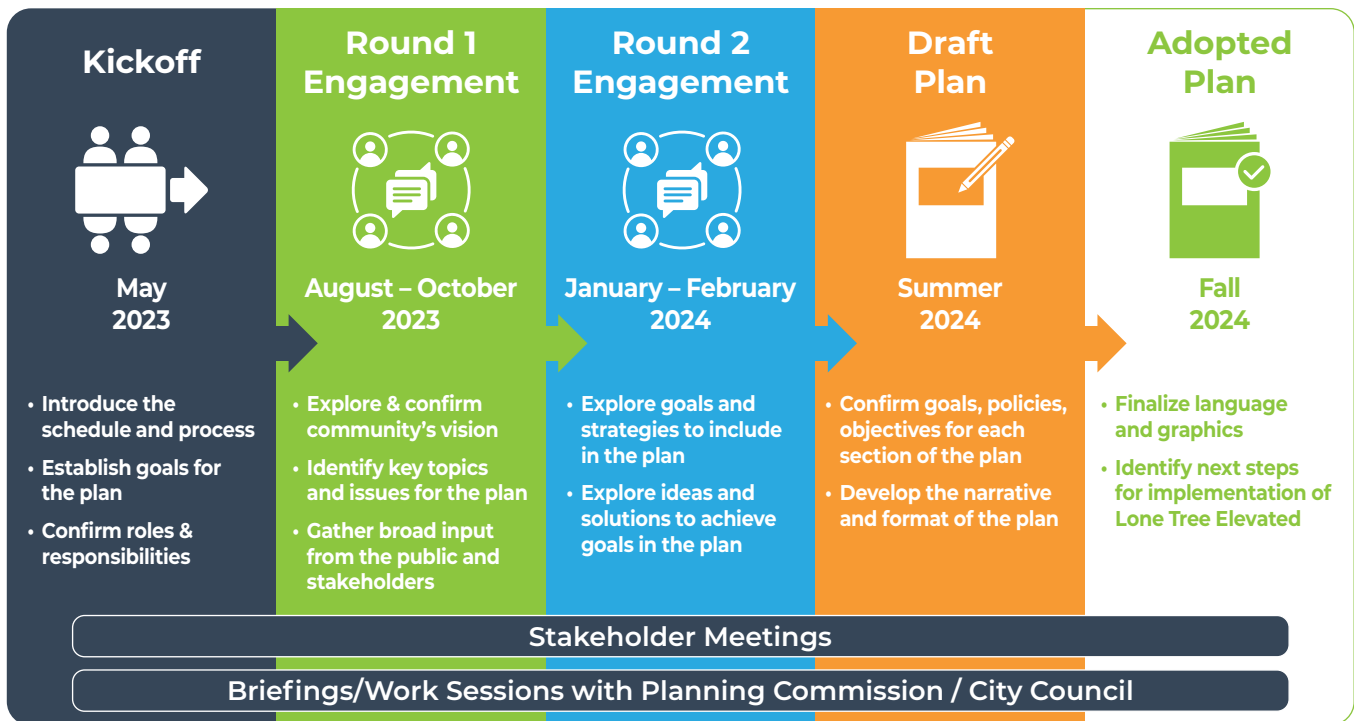
Committee members represented a range of viewpoints including those of residents, businesses, and the development community. Additionally, a project website (www.lonetreeelevated.com) contained background information about the effort and updates for community members as the plan developed. The City Council and Planning Commission received updates concerning Lone Tree Elevated throughout the process and periodically provided direct input at a series of work sessions focused on the planning effort.

Lone Tree Elevated involved two rounds of community engagement in the development of the new plan. The first round, during summer and

fall of 2023, centered around a broad community survey that attracted over 500 responses from Lone Tree residents, businesses, visitors, partners and other stakeholders and included outreach at several community events and several stakeholder meetings with organizations in the community.

Input from the first round of engagement informed the second round of engagement in early 2024 that focused on confirming the goals and strategies the City will use to achieve its vision across the topic areas in the plan. This round included two community workshops held in January 2024 and a community-wide open house hosted in February 2024.

Public Engagement Timeline



Using this Plan

This Comprehensive Plan is a resource for stakeholders and guides efforts of the City of Lone Tree to evaluate specific ideas, opportunities or projects that arise over time. The following groups or entities will use the Comprehensive Plan on a regular basis to inform their decisions and actions.

- ▶ City Council
- ▶ Planning Commission
- ▶ City Staff
- ▶ Developers
- ▶ Partner agencies
- ▶ The general public

The City of Lone Tree will use the document internally to guide organizational, operational and development decisions. External partners will use the plan as a guide to shape their interactions with Lone Tree and their projects and formal collaborations with the City on an ongoing basis. Please note that the list of potential users of the document is not exhaustive and may include additional entities and individuals.

Document Organization

Lone Tree Elevated is organized around the Community’s Vision, as well as Goals and Objectives and a set of Strategic Actions. City leaders, staff, the business community, residents, and visitors can refer to these components for guidance regarding how the community intends to achieve its vision for the future. The following provides definitions of the primary terms used throughout the plan document.

Community Vision

The community vision for Lone Tree presents the desired state of the community over the next 30 years, and beyond. The community vision serves as an overarching foundation for all the other elements and components within the Comprehensive Plan. It reflects the history of the Lone Tree community, its heritage of collaboration and problem solving, and its proactive approach to community planning and achievement.

Goals and Objectives

A goal is a qualitative statement of desired direction or future condition(s). Goals provide overarching direction to community efforts conducted by a wide range of entities and individuals in Lone Tree. Goals are broad and carefully crafted to ensure they are achievable. Goals identify general topics, issues, concerns, or

opportunities for which the community desires to see improvement.

Objectives are broad, overarching policy directives that describe how the City or the community will achieve or pursue a goal within the plan. For example, an objective tied to the goal of placemaking might state, “plan for mixed-use, compact, and pedestrian friendly development.”

Strategic Actions

Strategic actions summarize recommended initiatives that the City should pursue to achieve the goals and objectives identified in each component of the Comprehensive Plan. While informed by the goals and objectives set out by the Comprehensive Plan, strategic actions will not directly reference them. Strategic actions may include policy or regulatory changes, public or capital improvements, coordination and partnerships, financial mechanisms, and additional programs or planning efforts. The actions may be assigned to or classified by the following categories, as noted in Chapter 3:

- ▶ Land Use
- ▶ Infrastructure
- ▶ Economic Development
- ▶ Mobility
- ▶ Housing
- ▶ Recreation
- ▶ Arts and Culture

Together, these different types of actions represent the “toolbox” that the community can use to implement the plan. Additional actions not identified in the Strategic Actions may be used to achieve our goals and objectives. Similarly, Strategic Actions may be added, updated, or removed upon assessment and maintenance of the Comprehensive Plan’s implementation.

Appendix

The appendix includes additional details and resources that complement the content found in Lone Tree Elevated. This includes detailed data, reports, and supplementary plans.

Lone Tree Elevated Planning Tools



- Land Use
- Infrastructure
- Economic Development
- Mobility
- Housing
- Recreation
- Arts and Culture

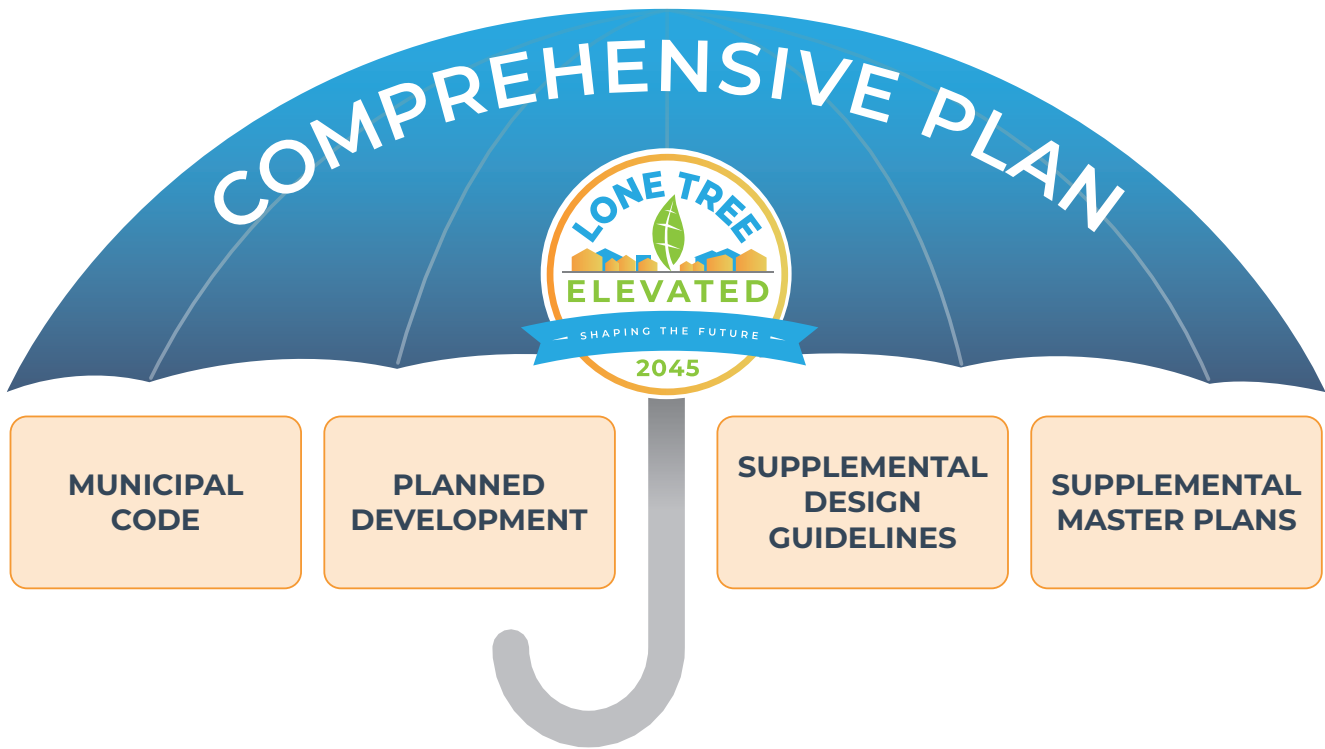
Decision Making Process and Document Hierarchy

Lone Tree Elevated provides guidance for decision making on the part of the general public, business interests, and appointed and elected leaders in the Lone Tree community. Chapter 2 includes Goals and Objectives of Lone Tree Elevated and provides high level direction for City leaders, staff, and stakeholders to understand the policy direction of the City of Lone Tree, across the range of topics covered in this plan. Chapter 3 articulates a series of Strategic Actions that provide for specific activities, programs, and related initiatives for the City, along with other partners, to complete over time.

The general public, the development and business community, and other interests may consult Chapter 2 to gain an understanding of the policy direction of the City as it relates to various topics (with goals and objectives sorted by topic area). This information may be used in the process of creating new development projects, new initiatives led by the City, and other specific actions executed by a range of stakeholders across the Lone Tree community. Chapter 3 provides more specific items for the City to complete, either working independently or in collaboration with other parties, to implement and complete the goals and objectives outlined in Chapter 2.

As an example, a developer may consult Chapter 2 to understand how to craft a development plan that speaks to the vision and goals articulated in the Comprehensive Plan. The developer may also consult Chapter 3 to understand the specific actions the City is looking to undertake, or collaborate with other parties, to implement the plan. The developer may see opportunities to pair action items identified in Chapter 3 (such as, for example, an action item to construct trail linkages) with its own development concepts and ideas. This overall decision-making process and use of Lone Tree Elevated should result in a development project that is fully in alignment with the goals and objectives of Chapter 2 and also leverages investments or actions the City is pursuing within Chapter 3. In some cases, a development may help the City in achieving the strategic actions outlined in Chapter 3.

The Comprehensive Plan serves as an umbrella that guides the policy and details contained in other planning documents for Lone Tree, including plans addressing transportation, parks and open space, and other topics. Lone Tree Elevated provides the foundation and overall direction for the City that underpins the regulatory framework and details contained in the City's Land Use Code .



Commitment to Elevating Lone Tree

The Comprehensive Plan is a broad, long-range document that sets a vision and overall direction for the next 30 years and beyond. It is intended to serve the community throughout the normal course of changing economic and political cycles. However, it should be evaluated on a regular basis to ensure it continues to reflect the City’s long-term vision, goals and objectives. Lone Tree will evaluate the Comprehensive Plan every three years to determine if updates to the plan are warranted and recommended.

These updates may involve text updates to language pertaining to goals, objectives, and strategic actions, updates to maps included in the plan documents, and other necessary edits as conditions and organizations in the Lone Tree community change over time. While this commitment identifies an evaluation every three years, the City may evaluate and amend the plan more frequently should the need arise.

The adoption of this plan and any amendments will be reviewed by the Planning Commission and will be reviewed and approved by the City Council.



CHAPTER 1

VISION

The Founding Vision

The City of Lone Tree incorporated in 1995 because citizens wanted to have a greater role in shaping the future of their community. City founders understood that continued growth in the region would bring about both challenges and opportunities and they wanted to ensure that the community would be able to guide this growth to achieve high quality design for the long term. Beginning with the original Comprehensive Plan, the founders established a legacy of careful, deliberative land use planning to ensure that Lone Tree would be a distinctive, economically viable place for businesses and visitors, and that it would provide a high quality of life for its residents.

Since its incorporation, Lone Tree has grown carefully, and according to plan. Over time, Lone Tree attracted premier shopping and dining experiences, popular entertainment venues, and major employers, and produced a wide range of attractive residential neighborhoods, parks, and open spaces while enhancing its transportation network and connectivity. The community reflects careful and coordinated planning via the implementation of master plans developed at the hands of dedicated leaders and community members.

Lone Tree has held fast to its founding vision, while maintaining a keen eye for community

innovation and adaptation by refining its vision to address the community's growing desire for a safe, functional, accessible, sustainable, and inclusive built environment based on principles of walkability, compact development, and a vibrant mix of uses. This continued adaptation is guided by the City's Strategic Plan which outlines the City's vision, mission, values, and six big ideas. The plan provides operational guidance to implement the City's overall goals and department objectives by "doing things the best way, not just the expected way." Lone Tree Elevated will share in implementing the City's overall vision as identified below, by laying a foundation for how the City continues to grow.

Vision Statement

"Lone Tree is a premier Colorado community connected by great neighborhoods, vibrant public spaces, a beautiful natural environment, and thriving businesses."

Elevating Elements

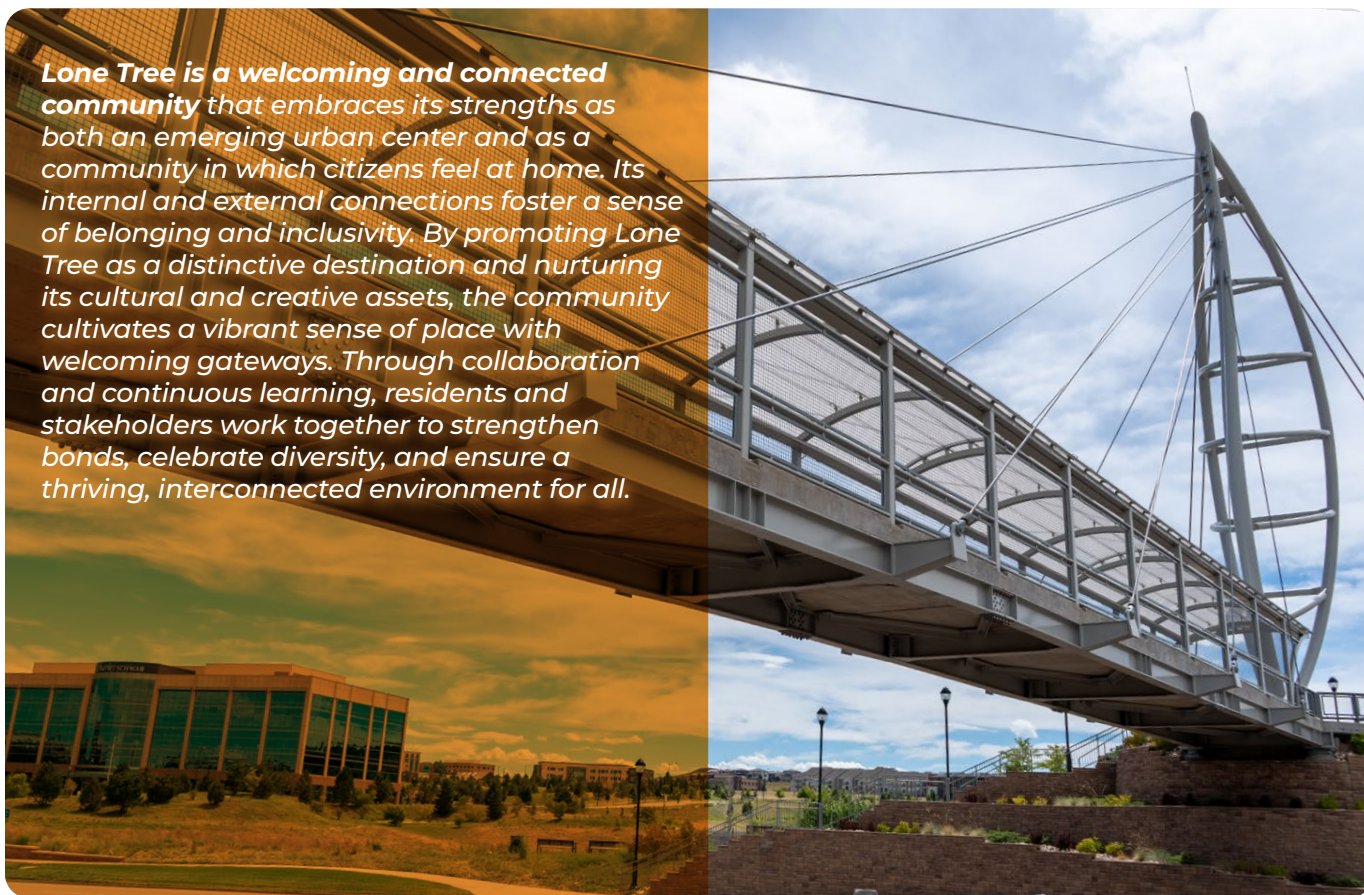
Elevating Elements are four primary vision elements inspired by input from community outreach. These Elements serve as an overarching guide for the Comprehensive Plan and as benchmarks for ensuring that any goals, objectives, or actions set forth in the Comprehensive Plan (or subsequent plans) are meeting the community vision.



Lone Tree is a City with a diverse and vibrant economy by leveraging key investments, attracting diverse industries, promoting job creation, and supporting small businesses. Lone Tree strives to maintain and build a resilient economic foundation that thrives amidst change, ensuring prosperity and opportunity for all residents.



Lone Tree is a welcoming and connected community that embraces its strengths as both an emerging urban center and as a community in which citizens feel at home. Its internal and external connections foster a sense of belonging and inclusivity. By promoting Lone Tree as a distinctive destination and nurturing its cultural and creative assets, the community cultivates a vibrant sense of place with welcoming gateways. Through collaboration and continuous learning, residents and stakeholders work together to strengthen bonds, celebrate diversity, and ensure a thriving, interconnected environment for all.



Snapshot: Where Lone Tree Is Today

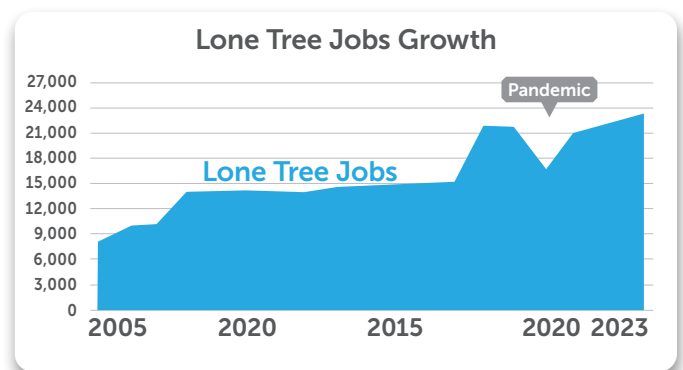
The preceding vision statement and elevating elements reflect the City's current position, as outlined below, and the desired direction for the community. This snapshot section highlights the most impactful information from a review of existing conditions in Lone Tree and how this information may inform planning for the City over the next ten-plus years. The Appendix to this document contains a more in-depth existing conditions report for the community.

Importantly, while Lone Tree has grown and evolved considerably over the last two decades, 2,091 acres of the City's total land area of 6,281 acres remain undeveloped as of Fall 2023. Thus, around one third of the total area incorporated in the City of Lone Tree remains undeveloped. While master plans are already in place for all of the undeveloped or greenfield lands in the City, Lone Tree Elevated provides the foundation to help guide the detailed design and development of these areas to realize the community's vision, as expressed in this plan.

Favorable Economic Conditions and Growth

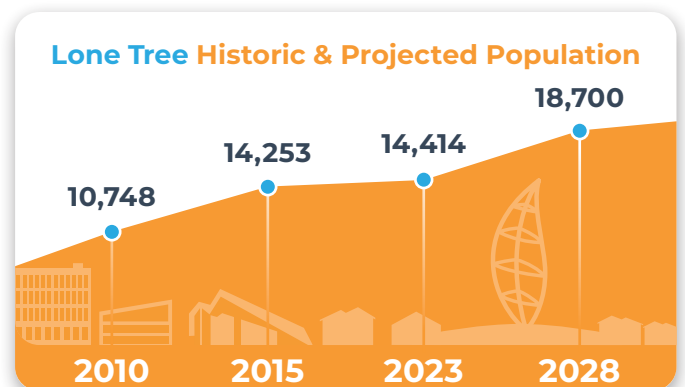
– The opening of major corporate campuses like Charles Schwab and Kiewit has driven job growth in Lone Tree since 2018, with employment rebounding over the last four years despite the disruption caused by the COVID-19 pandemic. Lone Tree boasts one of the strongest office and retail markets in Douglas County, even as office vacancies rise across the Denver region. Sky Ridge Medical Center remains a major employment hub, attracting visitors whose spending at local shops and restaurants boosts retail activity. Park Meadows Retail Resort, the city's largest retail sales engine, is crucial to its economy, as the City relies heavily on retail sales tax revenue. Consideration for retail growth and spending is essential to Lone Tree's budget, growth, and level of service.

Additionally, Centennial Airport, one of the nation's busiest general aviation airports, offers

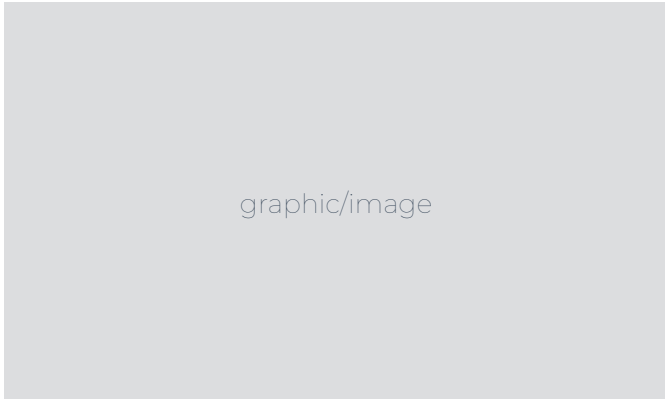


significant economic opportunities to the area. The City ensures that developments align with FAA regulations and keeps residents informed of overflight traffic. It also participates in the Centennial Airport Community Noise Roundtable to balance economic benefits with quality of life by addressing noise concerns.

Sustained, Managed Population Growth – Lone Tree's population has grown by 50 percent over the last 13 years; looking ahead, Lone Tree anticipates 30 percent population growth between 2023 and 2028.



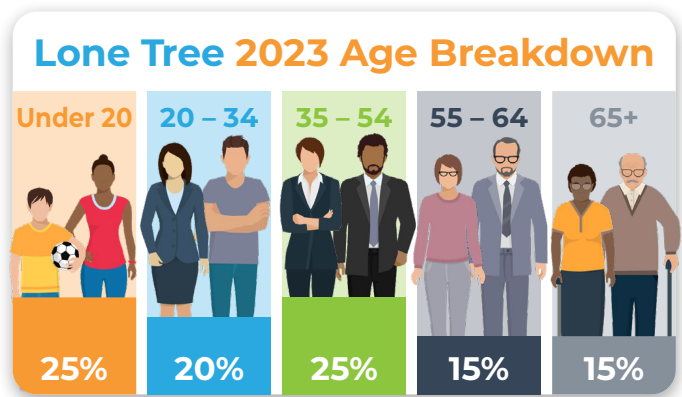
A Diversity of Ages and Ethnicities – Working adults (20 – 54 years old) comprised the largest segment of Lone Tree’s population in 2023. However, its overall population profile continues to age, as a notable portion of the community’s population of Baby Boomers continues to “age in place”, in their current place of residence. Residents age 65 or older,



and adults between the ages of 55 and 64, each represented 15 percent of the total population in 2023. Projections provided by ESRI, (Environmental Systems Research Institute, Inc.), a multinational geographic information system software company that provides demographic information nationwide, indicate that the population of residents age 55 to 64 will decrease slightly to 14 percent of the total population by 2028, but residents age 65 or older will increase to represent 19 percent of the total population by 2028. Approximately a quarter of residents are under age 20.

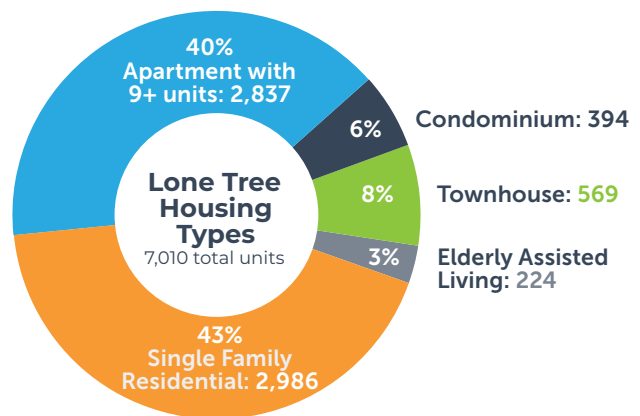
Lone Tree has exhibited an increase in ethnic diversity since 2010. The percentage of Lone Tree residents identifying as White Alone has decreased from 87 percent in the 2010 U.S. Census to 77.4 percent in the 2020 U.S. Census and an estimated 76.5 percent in 2023, according

to ESRI estimates. The percentage identifying as Asian Alone (which includes residents with heritage from India and other South Asian countries as well as various East Asian countries) has increased from 7.7 percent in 2010 to 9.4 percent in 2023. The share of residents identifying as “Two or More Races” has increased from 2.2 percent in 2010 to an estimated 9.6 percent in 2023, and residents identifying as having Hispanic origin (of any race) have increased from 6.1 percent in 2010 to 9.0 percent in 2023. Lone Tree is more diverse than its neighboring communities in Douglas County and the county as a whole. Nearly 81 percent of Douglas County residents identified as White Alone in the 2020 U.S. Census.



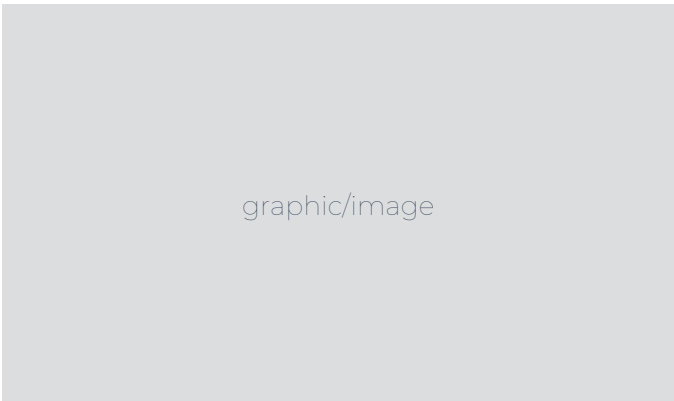
The diversity of residents of different ages and ethnicities brings different perspectives and a wealth of varying experiences to the fabric of the Lone Tree community. Lone Tree views the diversity of its population as a strength. The diversity of the backgrounds and experiences of residents fosters greater creativity in the community and, in the process, increases the appeal and marketability of Lone Tree.

Diverse Housing Mix – Lone Tree has one of the most diverse housing mixes in the metro area, with apartments, townhomes, and condos accounting for 54 percent of the city’s roughly 7,000 housing units. This diversity of housing helps attract employees who work at local businesses.



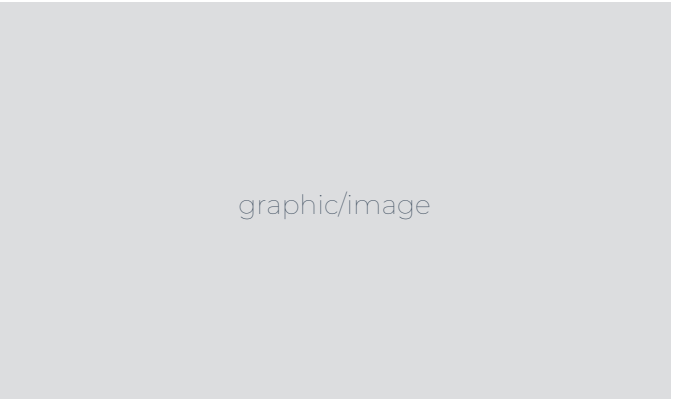
A City with a Variety of Multimodal Assets –

Lone Tree features five stops on the Regional Transportation District (RTD) Southeast light rail line as well as east-west RTD bus routes and the LINK bus service, which provides last-mile shuttle connections from the RTD light rail to specific destinations in Lone Tree. Lone Tree continues to operate as a community of visitors, with a significant number of employees commuting to or from Lone Tree each day. Nearly 20,000 employees (a number larger than the entire population of Lone Tree) commute to Lone Tree daily for their positions, and just over 6,300 Lone Tree residents commute to another community daily. According to U.S. Census data, only 550 employees both live and work in Lone Tree each day. Although Lone Tree enjoys connectivity to several regional trails, community members have expressed a desire for better east-west connectivity across the south metro area, including Lone Tree and adjacent communities.



A Community with a Strong Parks and Open Space System –

Lone Tree enjoys parks and open spaces throughout the community, with the acreage of parks and open spaces in line with national metrics for communities of its size, in terms of the acreages of park lands (per 1,000 residents) and the number of miles of trails, relative to the City's population (see charts below). However, some parts of the city are greater than a half-mile walk to a nearby park or open space facility. Input throughout the Lone Tree Elevated effort highlighted the desire for more public gathering places around Lone Tree, beyond the existing parks and open space resources.



Culture of Collaboration

Lone Tree cultivates a culture of collaboration and forges strong partnerships with organizations, businesses, and other governing through strong leadership from elected officials and committed stewardship from the City's commissions, boards, and committees. As an organization, Lone Tree upholds this culture by leveraging collective expertise and resources to comprehensively address community needs. Lone Tree's commitment to collaboration has fostered an innovative, sustainable, and inclusive approach to governance, enhancing the quality of life for all residents and supporting an attractive environment for visitors and businesses. This plan places an emphasis on maintaining and elevating this culture of collaboration through an intentional assessment of key collaborations related to land use and growth.

This section highlights key functions of community-building that are supported through the city's external collaborations. The City of Lone Tree provides general municipal governance and law enforcement, while relying on many regional and local entities to provide many other services the city does not provide, such as parks and recreations, fire services, landscaping in and along streets, libraries, schools, and utilities. However, the the partnerships identified in this section are not exhaustive. A summary of the City's key partners and related services and/or functions are identified in EXHIBIT X.

General Regional Services

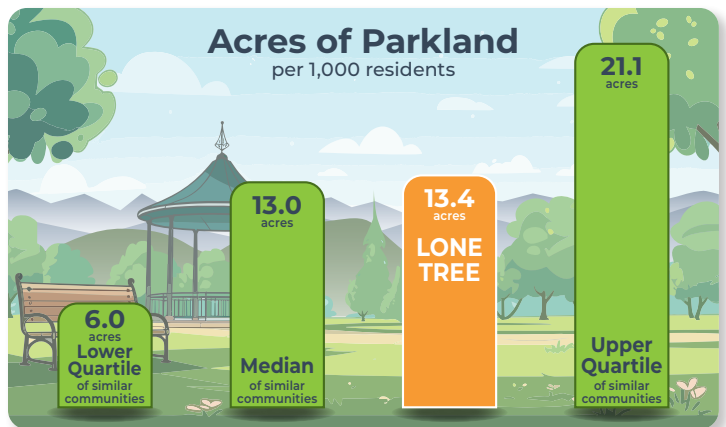
Lone Tree collaborates with several regional partners to enhance the quality of life and services for its residents, visitors, employers, and the Denver Metro overall. Key regional partnerships include those with Douglas County, Denver South Economic Development Partnership, and The Denver Regional Council of Governments. Through these collaborations, Lone Tree ensures efficient delivery of services such as emergency preparedness and response, regional transportation improvements, and infrastructure development. These partnerships also foster economic growth by attracting businesses, managing regional planning efforts, and coordinating funding opportunities.

One of the most prominent areas of collaboration is transportation, where Lone Tree works closely with additional regional entities like the Regional Transportation District (RTD) to improve transit options, including light rail services. This cooperation helps reduce traffic congestion, promotes sustainability, and supports regional mobility.

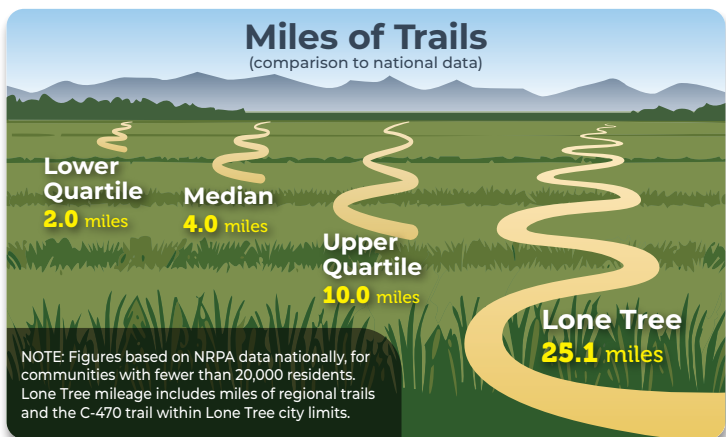
Parks and Open Space

South Suburban Parks and Recreation (SSPR) is Lone Tree's primary provider of parks, open

space, trails, and recreation facilities, managing over 500 acres of current and planned park space, including a 79-acre regional park east of I-25 and a city-wide recreation center, with a second one planned. The City also receives services from the Rampart Range Metropolitan District in the RidgeGate area and from Douglas County Open Space and Natural Resources. Lone Tree works closely with these providers to maintain a connected, accessible network of parks and recreational facilities for residents, visitors, and employees.

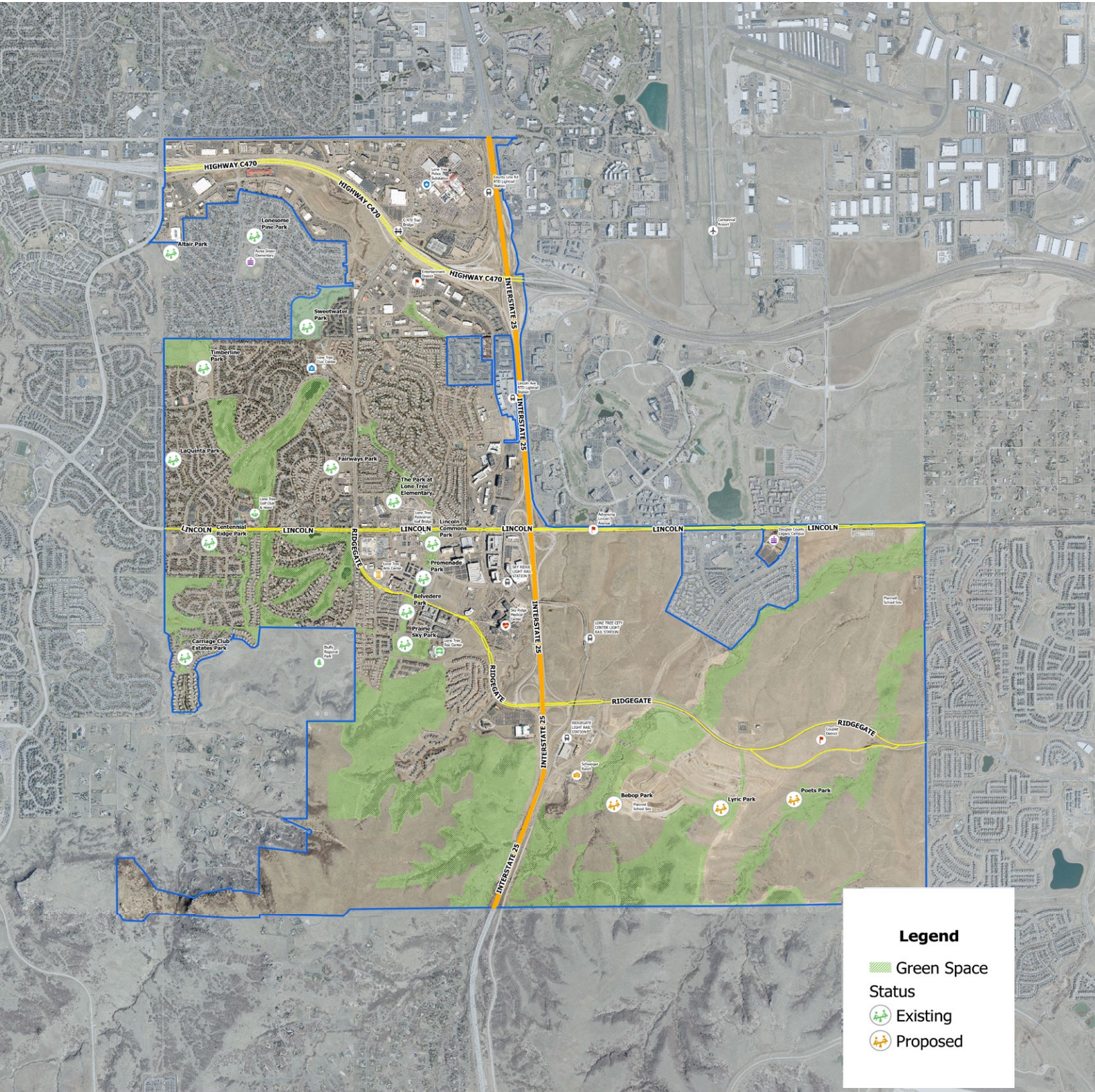


NOTE: Figures based on NRPA data nationally, for communities with fewer than 20,000 residents. Figure for Lone Tree does not include Lone Tree Golf Course.



NOTE: Figures based on NRPA data nationally, for communities with fewer than 20,000 residents. Lone Tree mileage includes miles of regional trails and the C-470 trail within Lone Tree city limits.

Parks and Open Spaces in Lone Tree



Legend

- Green Space Status
- Existing
- Proposed

NOTE: The Appendix to this document contains the full Existing Conditions report, which details where Lone Tree is today and where the community is heading, given current and prospective trends.

Water and Sanitation Services

Lone Tree's water and sanitation needs are primarily served by the Southgate and Parker Water and Sanitation Districts, covering areas west and east of I-25, respectively. Both operate as public agencies with elected boards and service plans. The city collaborates closely with these districts to integrate future growth needs, identify innovative land use strategies, and improve water conservation standards for sustainable resource management.

Metropolitan Districts

Metropolitan Districts are quasi-governmental taxing authorities responsible for developing and maintaining community services that may not otherwise be provided by a municipality. The City of Lone Tree collaborates with various metropolitan districts to deliver a comprehensive array of services, including infrastructure maintenance, landscaping, and park management. These partnerships foster innovative development and are crucial for establishing and maintaining new neighborhoods, ensuring a high quality of life for residents and promoting sustainable community growth.

Housing Attainability

Lone Tree collaborates with the Douglas County Housing Partnership (DCHP) to secure funding for diverse, attainable housing. This partnership grants the City access to funding beyond its own capacity. Lone Tree will continue working with DCHP and other jurisdictions to expand housing options for all ages and abilities. Local partnerships, such as with Tall Tales, which is developing attainable housing near the RidgeGate RTD station, further support this goal. The City also coordinates with agencies to implement recent state housing legislation, including HB 24-1152 (Accessory Dwelling Units) and HB 24-1313 (Transit-Oriented Housing).

Douglas County

The City works closely with Douglas County to ensure coordinated efforts in various aspects of community development and public services. Collaborative efforts include joint planning and execution of infrastructure projects, park and trail development, open space and environmental conservation, emergency management, and public health initiatives. Collaboration between Lone Tree and Douglas County addresses common challenges in the built environment

and facilitates opportunities that enhance the quality of life at a local and regional level.

Education

Lone Tree is served by the Douglas County School District, the County's largest employer, and the Douglas County Library District. Lone Tree works closely with these districts to facilitate land dedications and the planning of new facilities. There are currently three Douglas County School District sites in Lone Tree, with several other sites planned which will include a joint middle/high school and a planned library site east of I-25.

Additionally, Lone Tree is home to several independent schools unassociated with the Douglas County School District. The City is committed to exploring opportunities for collaboration and innovative initiatives to expand access to all levels of education.

Commitment to Public Safety Through Collaboration

The importance of public safety emerged as a consistent theme during the engagement efforts for Lone Tree Elevated, underscoring its importance within various contexts. Public safety extends beyond land use considerations and necessitates comprehensive, collaborative efforts across multiple departments in the city, and in partnership with other agencies and the community.

The Comprehensive Plan addresses safety through strategic land use planning by promoting thoughtful urban design to foster safe and healthy places, including Crime Prevention Through Environmental Design (CPTED); laying the groundwork for zoning regulations that address the health, safety and welfare of the community; and planning for infrastructure development to enhance public safety via safe and resilient transportation and hazard mitigation planning. For example, the plan encourages the following:

1. **Mixed-Use and Economic Development:** By designing neighborhoods that combine residential, commercial, and recreational spaces, the city can foster vibrant, active communities that promote safety through increased foot traffic and natural surveillance. Further, by attracting and retaining businesses, the city minimizes the occurrence of vacant properties and nuisances, which can become safety concerns.



2. **Safe Transportation Design:** Developing in a compact manner with multi-modal transportation options reduces the reliance on automobiles for trips, thereby lessening traffic accidents. Incorporating traffic calming measures, pedestrian-friendly pathways, and well-lit streets also reduces accidents and enhances the safety of all road users.
3. **Public Spaces with Safety in Mind:** Creating parks, plazas, and other public areas that are easily accessible to all ages and abilities, well-maintained, and actively used.
4. **Hazard Mitigation Measures:** Designing buffer zones at the Wildland Urban Interface and identifying and enhancing emergency preparedness and response capabilities.

To further these goals, Lone Tree fosters strong internal collaboration among departments. By sharing information, resources, and strategies, these departments can address safety concerns more effectively and holistically.

Externally, Lone Tree works closely with community and regional partners. These collaborations focus on integrating emergency response plans, sharing best practices, and coordinating efforts to address common challenges such as crime prevention, traffic safety, and disaster preparedness.

Additionally, Lone Tree engages with community stakeholders, including residents, businesses, and community organizations, to gather input and foster a shared commitment to public safety. Through public awareness campaigns, educational programs, and community policing initiatives, the city aims to build strong relationships and promote a culture of safety and vigilance.

Lone Tree Police Department

The City of Lone Tree Police Department provides professional police services to the community through partnerships, trust and having a culture of service. The department practices community policing, which means building connections with community members, and providing support through education, training and community events. This philosophy of collaboration extends to how policing and community safety are integrated into land use decisions. For example, the Police Department is consulted about where and how the city grows, to ensure they are planning for appropriate levels of law enforcement services. Development projects are provided to the Police Department for review of safety-related considerations including application of Crime Prevention Through Environmental Design principles.

Fire Protection

South Metro Fire Rescue (South Metro) provides fire protection and emergency services to the City of Lone Tree, including its Planning and Growth Area, with a station on South Yosemite Street and a new one planned in the RidgeGate development. As the Designated Emergency Response Authority (DERA) for hazardous materials and a provider of EMT services, South Metro plays a vital role in public safety. The City collaborates with South Metro in development and permitting processes to ensure safety and accessibility, and they are also working with regional partners on a Community Wildfire Protection Plan to reduce wildfire risks in the Wildland Urban Interface.

Elevated Land Use

The Elevated Places Map is a land use framework map intended to broadly depict the main characteristics of existing and possible future land use systems throughout the city, as well as identify the City's Planning and Growth Area. It is used as a guide for land use decisions and reflects Lone Tree's desire for compact, mixed-use development by providing flexible and thoughtful consideration to the distribution of land uses. The Elevated Places Map does not replace existing zoning of individual properties; rather, the map may be used to understand land use potential, and land use goals and objectives, in conjunction with other land use plans and regulations.

The map incorporates land use profiles across multiple lots with shared development needs and design interests. The profiles are curated to celebrate and support the character of our established neighborhoods while also considering areas suited for development and **infill**. For example, traditional neighborhoods are identified as mostly residential with minimal opportunity for infill, though there is some opportunity for changes at a neighborhood scale. On the other hand, the City Center is identified as a green field development with far more land use flexibility and as a larger scale development.

Infill development is the construction of buildings or other facilities on land that is already developed but not being used or is not being used to its full potential.

Each profile includes a summary description of the profile along with an outline of land use potential which depicts what future development may look like in accordance with the City's vision, goals, and objectives as it relates to existing development and infrastructure. The guidance

provided by these profiles is not exhaustive, though the profiles do provide a framework of priorities for decision makers and development proposals within each profile. Additionally, the scale of development projects may be subject to additional studies, reports, and infrastructure improvements to achieve the land use potential of lots within the profiles.

Lone Tree City Center

The Lone Tree City Center is approximately 440 acres of undeveloped land that is uniquely positioned as an area of regional significance. The City Center is served by two interchanges with Interstate-25, as well as an existing light rail stop and end-of-line station. City Center zoning and plans call for a wide variety of land uses at higher densities and varying scales to foster a strong sense of place and promote robust economic activity while building upon Lone Tree's tradition of distinctive design and functionality.

The Lone Tree City Center profile draws some similarities to the Destination Activity Center profile, specifically the wide range of uses and





opportunities for **mixed-use development**. The opportunity for a larger scale of development and critical mass of economic activity is what sets the Lone Tree City Center apart from the Destination Activity Center. The City Center is already master planned for a significant scale of development and is adjacent to regionally significant improvements to Lincoln Avenue and I-25. More detailed plans for the City Center can be found in the adopted City Center Sub-Area plan located on the City of Lone Tree website. The land use potential identified for this profile is largely reflective of the City Center Sub-Area plan and reflects how those plans align with the vision, goals, and objectives identified in Lone Tree Elevated.

Mixed use refers to a development project that combines more than one use or purpose within a shared building or area. This can include housing, office, retail, medical, recreational, commercial, or industrial components. Mixed use development is often walkable and pedestrian-friendly, allowing residents to live, work, and shop in the same neighborhood.

Land Use Potential

- ▶ Facilitate large-scale development projects that catalyze activity and support the vision for the City Center as a destination-oriented, mixed-use, compact urban environment.
- ▶ Foster balanced mix of uses that contribute to a unique and vibrant environment, and that facilitate active public spaces, and a nimble economy.

- ▶ Establish high-density, **vertically mixed-use** development around transit stations to maximize transit capacity.
- ▶ Accommodate access to the City Center using regional transportation options including light rail and the interstate, while emphasizing pedestrian and **active transit** circulation internally.
- ▶ Integrate civic and institutional uses to promote civic engagement and evenly distribute public resources.

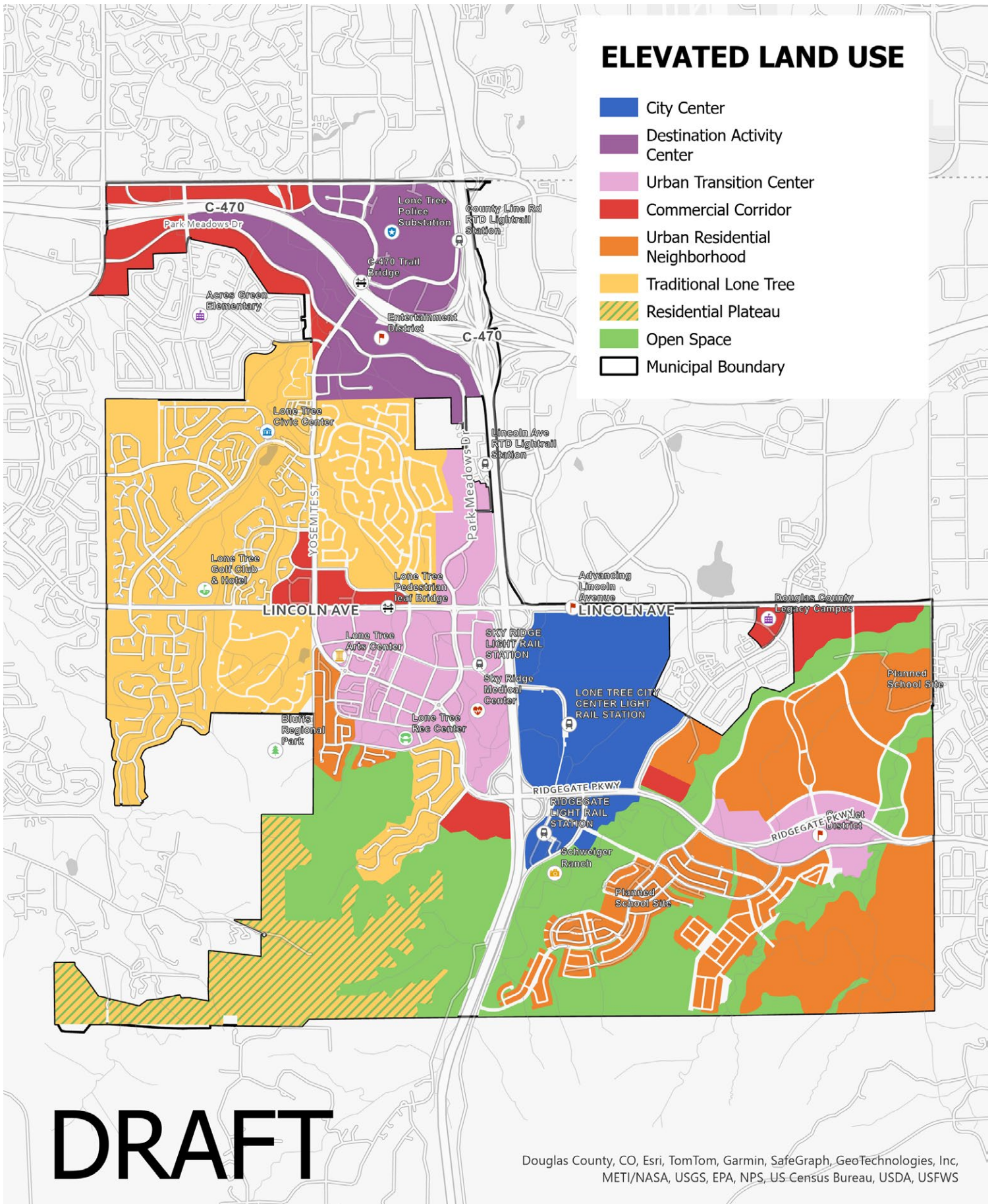
Vertical mixed use: A vertical mixed-use building is a building that combines multiple uses in the same structure, such as residential and commercial. In a vertical mixed use building, the lower floors are usually used for public functions, while the upper floors are used for private purposes.

Horizontal mixed use: A horizontal mixed-use development is a mixed-use development that combines different uses across multiple buildings or parcels of land in a specific area. Each building within this type of project includes only one land use, but the combined development includes a mixture of land uses across different buildings.

Active transportation involves self-propelled motion or getting around using human power, whether a person is walking, cycling, jogging, skateboarding, inline skating or traveling via a mobility device (such as a non-mechanized wheelchair).

ELEVATED LAND USE

- City Center
- Destination Activity Center
- Urban Transition Center
- Commercial Corridor
- Urban Residential Neighborhood
- Traditional Lone Tree
- Residential Plateau
- Open Space
- Municipal Boundary



DRAFT

Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Destination Activity Center

Destination Activity Centers are nodes of economic activity that serve users at both a regional and local level. These centers can facilitate a wide range of land uses with an emphasis on commercial goods, services, and activities that are supplemented by uses that promote an active community environment. The scale at which Destination Activity Centers are developed and redeveloped should be determined by existing and potential infrastructure. Destination Activity Centers should prioritize compact, mixed-use development principles with multimodal access and pedestrian circulation. Development should integrate vertical mixed-use where larger scales of development are accommodated, and mixed-use lot configurations where infrastructure does not support vertical mixed-use.

Land Use Potential

- ▶ Provide a compact, diverse commercial destination that generates local and regional interest.
- ▶ Integrate residential and other supporting uses to promote economic vitality and 18-hour activation.
- ▶ Accommodate access to Destination Activity Centers using regional transportation options including light rail and the interstate, while emphasizing pedestrian and active transit circulation internally.
- ▶ Coordinate inviting and unique public spaces that connect various uses and serve various stakeholders.

Commercial Corridor

Commercial Corridors are corridors of economic activity that serve users at a regional and local level. These centers prioritize commercial uses but allow for a range of other uses depending on the infrastructure serving corridor and restrictions of lot orientation. These districts line Lone Tree's arterials and serve as gateway connections from C-470 and I-25. The orientations of these districts lend themselves to higher activity and vehicular traffic given their proximity to high-capacity road infrastructure and lack of transit options, though alternate modes of transportation such as Link on Demand and active transit shall be facilitated to improve and maintain a cohesive connection to the greater community.

Land Use Potential

- ▶ Prioritize commercial development with immediate access to the interstate, highway, major arterials, and transit nodes.
- ▶ Configure sites with vehicle parking and access oriented to minimize visual impacts and pedestrian conflicts.
- ▶ Integrate high density residential near retail goods and services where supported by infrastructure.
- ▶ Integrate multi-modal connections to public spaces and trails.
- ▶ Provide public spaces such as parks and plazas that relate to and promote the corridor districts as an inviting and integrated space within the Lone Tree community.

Urban Transition Center

Transition Centers primarily consist of commercial and office uses with some high density residential uses. They serve as a transitional space between residential neighborhoods and higher intensity uses or areas near major arterials. With this orientation, there is potential for a diversified mix of uses including commercial, office, institutional and residential, providing local and regional access to goods and services while expanding job opportunities. These Centers envision the development of employment centers, commercial spaces, and various forms of integrated residential uses, all connected by well-designed streets, parks and public spaces. The Transition Centers emphasize economic vitality and the ability for employees to live near where they work.

Land Use Potential

- ▶ Integrate larger scale office or institutional uses such as multi-tenant office buildings, hospitals, corporate campuses, and educational campuses with surrounding residential uses, in a mixed-use orientation.
- ▶ Incorporate commercial and high-density residential uses to promote activity, vibrancy, and access to goods and services.
- ▶ Integrate multi-modal connections to, and circulation within, this district.
- ▶ Provide public spaces such as parks and plazas that relate to and promote this district as an inviting and integrated space within the Lone Tree community.

Urban Residential Neighborhood

Urban Residential Neighborhoods are comprised of residential uses with a range of densities. Residential neighborhoods are intended to serve residents of all ages and abilities and should provide accessible services and amenities such as schools, parks and trails. Urban Residential Neighborhoods may vary contextually and incorporate a mix of non-residential uses. Each neighborhood may also differ in scope and context. Any non-residential uses must be of similar scale and mass and should be designed to promote pedestrian scale activation. Alternate modes of transportation and connections to major transit nodes, when not immediately adjacent, should be prioritized to accommodate economic activity while adding to the neighborhood.

Land Use Potential

- ▶ Prioritize residential development of various scales with a mixture of uses that serve residents and attract economic activity.
- ▶ Integrate commercial uses at the ground floor, street corners, or along public right-of-way in higher-density neighborhoods.
- ▶ Allow for flexible lot configurations to promote local, small scale, businesses.
- ▶ Utilize structured parking and shared parking configurations to minimize surface parking and coordinate variations in parking activity.
- ▶ Enhance the pedestrian experience with multi-modal connections throughout urban residential neighborhoods and provide enhanced pedestrian infrastructure with higher densities and economic activity.





Traditional Lone Tree Neighborhood

Traditional Lone Tree Neighborhoods typically consist of single-family and lower density residential uses with allowances for higher density residential uses and neighborhood-scale non-residential uses. These neighborhoods are established and are at or near full build-out, meaning there is limited space for infill development and/or redevelopment. Due to these characteristics, these neighborhoods will likely see very little change over the next 20 years as it relates to building form and site layout. Investments in connectivity, walkability, and recreational space are more likely to fit the current character of these neighborhoods.

Land Use Potential

- ▶ Prioritize the development of unutilized land with a focus on service and amenity needs.
- ▶ Enhance pedestrian connections to promote access to non-residential areas and transit stations.
- ▶ Integrate civic uses and neighborhood scale commercial along the edges of neighborhoods and near public spaces.

Open Space

Open Spaces encompass land that is intended to preserve natural landscapes, ecological systems, wildlife habitats, and viewshed corridors. Open spaces may integrate low-impact recreational uses but are intended to remain largely undeveloped. Development should be minimized to recreational amenities and low impact utilities. The amenities and layout of these spaces vary widely in relation to adjacent land uses.

Land Use Potential

- ▶ Prioritize the preservation of natural landscapes and resources with a focus on the function of open space to support ecological and wildlife systems.
- ▶ Minimize development to natural recreation facilities, connection points, and low-impact utilities.
- ▶ Connect open space to developed areas and the parks and trail network.
- ▶ Implement hazard mitigation measures along the urban wildland interface.



Residential Plateau

The bluffs, collectively, are a prominent natural landform of regional significance that frame the southern edge of the city. They are revered by the community for their intrinsic beauty, wildlife habitat, and recreational value including nearby regional parks, as well as regional and local trails. A significant portion of the bluffs east and west of I-25 have been preserved as open space.

The Residential Plateau describes a limited area of flat land on top of the bluffs at the southwest portion of the city. This area is currently undeveloped but may be developed in the future with up to 346 residential homes, in accordance with zoning regulations that are designed to provide for continuous areas of natural open space, with the objective of preserving views from Lone Tree and maintaining areas for wildlife habitat and movement.

Land Use Potential

- ▶ Adhere to the stated land use objectives and principles of the applicable zoning documents and refine them as part of specific development applications.
- ▶ Coordinate roadway and other infrastructure planning with applicable city departments and partner agencies.

Afford opportunities for review and comment of proposed development to adjoining communities in and outside Lone Tree jurisdiction.



CHAPTER 2

GOALS AND OBJECTIVES

Goals and Objectives

This chapter outlines high level goals for Lone Tree Elevated along with associated objectives to guide the implementation of the plan. This content establishes the groundwork for the City’s decision making, the formulation of policies and subsequent planning documents, and the execution of development reviews on a regular basis. The goals highlighted in Chapter 2 include associated metrics that will help the City of Lone Tree track the progress of the plan and its implementation over time. Chapter 3 includes a series of strategic action items the City will pursue, based upon the goals and objectives provided in this chapter. Chapter 2 provides the primary mechanism for elected leaders and City staff to make policy and related decisions through 2045.

Goal #1: Lone Tree is a complete community comprised of a mix of land uses.

Lone Tree has developed in a compact, walkable pattern with a vibrant mix of land uses, resulting in a “complete” community where people can live, work, and play. These principles should be maintained as the City grows and redevelops over time so that Lone Tree continues to offer a diverse range of opportunities and amenities as a connected, compact, and efficient city.

Objective 1: Encourage site design that maximizes function within the context of the greater community and infrastructure systems to promote a balanced and efficient distribution of land uses.

Objective 2: Clearly define mixed-use forms and establish standards that incentivize vertical mixed-use or compact mixed-use site configurations.

Objective 3: Ensure that plans and regulations support compact, mixed-use development patterns for efficient use of land and infrastructure. Plans and regulations should be responsive to community interests and provide flexibility to adapt to market conditions within the context of the community vision.

Objective 4: Strive for a distribution of public spaces and a system of pedestrian friendly infrastructure to encourage a sustained and well connected live, work, and play environment.

Objective 5: Minimize sprawl and disturbance of natural systems by facilitating infill within developed or planned areas and prioritizing redevelopment.

Objective 6: Ensure projects work towards maintaining and achieving a walkable, connected community.

Goal #2: Lone Tree features vibrant and elevated places of design excellence.

Lone Tree has carefully guided the development of buildings and public and private spaces in the community to create great places that enhance community vitality. These principles should be maintained as the City grows so that Lone Tree continues to distinguish itself as a desirable place.

Objective 1: Implement standards that support the desired scale, mass, and function of development for each neighborhood to maintain high quality development and reinvestment consistent with the community's vision.

Objective 2: Identify and engage stakeholders to develop inclusive, functional, and distinctive places for all ages and abilities.

Objective 3: Integrate design with natural systems and landmarks to preserve ecological, agricultural, historic, and cultural resources.

Objective 4: Consider a variety of project amenities and placemaking elements appropriate to the project design and context that may be valued to satisfy park dedication standards in the municipal code.

Objective 5: Provide public spaces such as parks and plazas that relate to and promote urban residential neighborhoods as inviting, comfortable, and integrated spaces within the community.

Goal #3: Lone Tree is a distinctive, vibrant, and welcoming city that values arts and culture.

Lone Tree has evolved over time with a strong sense of community connection, and an emphasis on arts and culture. As Lone Tree grows, it should continue to strive to be a unified community with places and programming opportunities that foster diverse arts and cultural experiences.

Objective 1: Establish and preserve places that enhance arts and cultural opportunities, as well as historic resources, in the community.

Objective 2: Maintain Lone Tree's social infrastructure (the organizations, places, and spaces that enable communities to make social connections) and ensure this infrastructure expands as the City grows.

Objective 3: Explore urban design strategies that create places that present a distinct and recognizable look and feel for the Lone Tree community to residents and visitors.

Objective 4: Identify placemaking programs that support the integration of local creativity and interest in the built environment.

Goal #4: Lone Tree has diverse and accessible housing

Lone Tree includes a diverse range of housing options suitable for various ages, abilities, and incomes and promotes efforts to enhance and maintain housing quality. In the face of changing demographics and workforce housing shortages, Lone Tree should continue to find ways to expand housing choice and affordability in the community.

Objective 1: Pursue actions and strategies to continue to grow and diversify the housing stock in Lone Tree, including efforts to promote home ownership.

Objective 2: Promote programs and initiatives to incentivize home maintenance and preservation

Objective 3: Promote programs and policies to increase the inventory of affordable housing units in Lone Tree to enable people who work in the area to live here, and to ensure that people can stay in the community as they age.

Goal #5: Lone Tree maintains a diverse and vibrant economy

Lone Tree's economy is comprised of businesses of many varieties, sizes, and types, ranging from regional retail shopping centers, to national employers across industry sectors, to local businesses and entrepreneurs. A diverse, adaptive and vibrant local economy elevates the City's fiscal resources and supports a high quality of life in Lone Tree. The City will continue to explore opportunities to diversify its economy and build its commercial tax base to fortify the City's fiscal position through variable economic cycles.

Objective 1: Pursue programs and initiatives to enhance economic development efforts, add jobs, and increase investment in Lone Tree.

Objective 2: Promote Lone Tree as a regional destination for retail, entertainment, and recreational amenities through attraction of economic investment and reinvestment in community assets.

Objective 3: Align land use and development patterns with the City's goals of balancing the service needs associated with different types of land uses with revenue (to the City) anticipated from different land use types.

Objective 4: Coordinate economic development and community development activities to advance the type of growth and development that attracts business and reinvestment.

Objective 5: Ensure that rezonings or annexations are financially viable for the City over the long term and support the City's employment base, housing opportunities, service needs and sense of community.

Goal #6: Lone Tree leverages multimodal transportation investments, identifies opportunities to enhance the multimodal transportation system, and enhances transportation connections within Lone Tree and nearby communities.

Lone Tree maintains a transportation system that serves all modes of travel and capitalizes on the transit facilities serving the city to develop the local economy and support the creation of complete neighborhoods and communities. Lone Tree should continue to work with neighboring jurisdictions to enhance the overall multimodal system serving the City and the broader South Metro area.

Objective 1: Collaborate with partner agencies, property owners, developers, neighborhood groups, and community members to identify and implement projects to improve safety for biking and walking.

Objective 2: Pursue the development of trails, greenways, sidewalks and streets that safely connect residents and employees to different districts, amenities, and destinations around Lone Tree.

Objective 3: Pursue services and design strategies to reduce the reliance on vehicular travel in Lone Tree and increase the percentage of trips taken through alternative modes.

Objective 4: Establish clear standards for TOD (Transit Oriented Development) projects that promote transit areas as complete communities and leverage their economic potential.

Objective 5: Plan for last mile connections between transit stations and other key destinations.

Objective 6: Establish standards for transit-oriented development that maximize the transit areas a destinations and leverage transit stops as an amenity.

Goal 7: Lone Tree has a rich, connected system of outdoor and recreational amenities.

Lone Tree has developed a diverse system of outdoor and recreational amenities that connect with different neighborhoods and destinations in the community and serve all community members. Lone Tree should continue to explore opportunities to enhance the quality and offerings of existing and new outdoor and recreational amenities as trends and the desires of the community change.

Objective 1: Plan for an interconnected system of parks, plazas, trails, and open spaces to create a network of non-vehicular corridors that provide primary routes of travel for pedestrians and bicyclists, with access to all of the recreational amenities in the City.

Objective 2: Explore dedication standards that consider the value of amenities and promote the even distribution of public spaces and investment to address community needs.

Objective 3: Adopt parks, plaza, trails, and open space design standards to ensure that recreational amenities are accessible to all and serve the interests of the community.

Objective 4: Encourage connections and proximity between non-residential uses and naturalized amenities such as parks and trails to leverage them as economic drivers.

Objective 5: Establish consistent parks, trails and open space planning processes and maintenance standards, coordinated with service partners, to provide the community with a holistic parks, trails and open space system.

Goal #8: Lone Tree is a safe, prepared, and healthy community.

Lone Tree has proactively planned for community safety, public health, and disaster preparedness. Lone Tree should continue to work with partners to educate residents, employees, and visitors regarding risk reduction, hazard mitigation, and emergency response planning completed by the City and coordinate efforts with Douglas County and other nearby jurisdictions.

Objective 1: Integrate safety considerations into the built environment to enhance public safety and maximize crime prevention.

Objective 2: Coordinate land use plans and development with comprehensive disaster preparedness through collaboration with relevant agencies.

Objective 3: Coordinate civic services and facilities to promote civic integration and provide effective emergency preparedness and response systems.

Objective 4: Enhance the quality of emergency management systems (including evacuation routes) serving the Lone Tree community and complement them through site design.

Objective 5: Provide education to residents regarding strategies and practices to mitigate risks and prevent hazards (fire, wind, etc.).

Goal #9: Lone Tree is resilient and sustainable

Lone Tree has designed its infrastructure and other municipal systems in a proactive manner to support community resiliency and environmental sustainability. Lone Tree should continue to explore new technologies and methods to enhance the environmental sustainability of the community. The City remains dedicated to financial resiliency and the preservation of a stable fiscal and economic position.

Objective 1: Collaborate with property owners and stakeholders to develop programs and strategies to mitigate natural risks and hazards.

Objective 2: Increase the efficiency and conservation of resources in the infrastructure systems serving the City through strategic planning, investment and partnerships.

Objective 3: Provide education to residents regarding strategies and practices to mitigate risks and prevent hazards (fire, wind, etc.)

Objective 4: Maintain and strengthen the fiscal stability and resiliency of the City and communicate Lone Tree's efforts to maintain this resiliency to residents and the business community.

Objective 5: Assess growth in Lone Tree to ensure development will not adversely impact the community's environmental or fiscal sustainability.

Goal #10: Lone Tree protects its natural systems

Lone Tree values its natural environment and ecosystems and grows with intention to ensure that natural resources are utilized responsibly, and that the quality of the community's natural systems will be preserved for future generations. Lone Tree should continue to support the preservation of its natural corridors, open spaces, and wildlife habitats via deliberate community design.

Objective 1: Ensure development proposals are assessed for their impact to natural systems and that consideration of such impacts represents a balance between the community's goal of protecting such systems, with its interest in supporting intentional development.

Objective 2: Coordinate with regional partners to develop educational programs and activities that promote natural resource preservation.

Objective 3: Collaborate with service districts, property owners, and stakeholders to develop innovative ways to integrate natural resource preservation into daily operations and maintenance.



CHAPTER 3

STRATEGIC ACTIONS

Strategic Actions

This Chapter is an extension of the goals and objectives outlined in Chapter 2 and outlines various long-term actions that the City may take in implementation of the Comprehensive Plan. These actions suggest various policy recommendations, land use actions, public programs or other activities that the City Council may direct staff to pursue, depending on council priorities and budget appropriations, over the course of the next five to ten years.

The City may add strategic actions or modify existing strategic actions within the plan over time, given input from the community and stakeholders, and based on changing conditions in the Lone Tree area. The City will re-visit and update these Strategic Actions as necessary, on an annual basis, in conjunction with other strategic planning activities. Importantly, decision makers in Lone Tree may evaluate and

prioritize these strategic actions on their own merit, as opposed to viewing these Strategic Actions simply as components of the overall Comprehensive Plan.

The strategic actions will be reviewed and amended yearly in alignment with the City's budget preparations.

The “Toolbox” of Strategic Actions

The Strategic Actions outlined in this chapter are organized into the following “toolbox” of categories. This organization of categories provides guidance to elected and appointed leaders, stakeholders, and the public in understanding “which tool” to leverage in implementing the Strategic Action, and which city department is generally responsible for leading efforts in each area.

The toolbox includes the following “tools” or categories:

Land Use – The Community Development Department oversees the land use approval and management process in the City of Lone Tree. This department takes the lead in implementing Strategic Actions tied to Land Use.

Economic Development – The City’s Economic Development department leads implementation of Strategic Actions related to economic development, business development and retention, and related items.

Infrastructure – The City’s Public Works department, in conjunction with the City Manager’s office, leads implementation of Strategic Actions related to wildfire protection plans, transportation and infrastructure, including the coordination of activities and programs with partner agencies and the various utility providers serving the City of Lone Tree.

Mobility – The City’s transportation planner and support staff work with other jurisdictions and stakeholders to implement Strategic Actions tied to mobility.

Housing – The Community Development Department, in coordination with the City’s Economic Development team, takes the lead in coordinating activities tied to housing, including affordable and workforce housing.

Parks & Recreation – The Community Development Department, in conjunction with the City Manager’s office, coordinates Strategic Actions for Parks and Recreation, working closely with South Suburban Parks and Recreation District, as well as other park and recreation providers in the City.

Arts and Culture – The Lone Tree Arts Center leads Strategic Actions related to arts and culture.

Lone Tree Elevated Planning Tools



- Land Use
- Infrastructure
- Economic Development
- Mobility
- Housing
- Recreation
- Arts and Culture

Strategic Actions



Land Use

- ▶ Complete a comprehensive update to the City of Lone Tree Development Code to align with the vision, goals, and objectives identified in the Comprehensive Plan.
- ▶ Complete a regulating plan and associated, updated development code language to govern the redevelopment of the Entertainment District.

graphic/image



Economic Development

- ▶ Create an Economic Development Plan for the City consistent with vision, goals, and objectives of the comprehensive plan.
- ▶ Create an Economic Development Plan that ensures that the City remains financially sustainable and resilient.

graphic/image



Infrastructure

- ▶ Complete a Community Wildfire Protection Plan
- ▶ Develop landscaping and property maintenance standards to support wildfire mitigation practices.
- ▶ Update development and landscaping standards to promote water conservation.

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Mobility

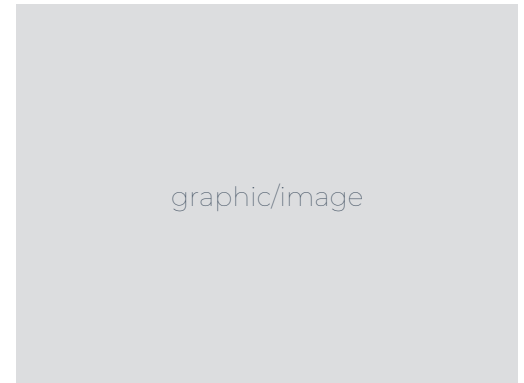
- ▶ Update the Walk and Wheel Report in accordance with the vision, goals, and objectives identified in Lone Tree Elevated.
- ▶ RidgeGate Bikeway – Crossing I-25

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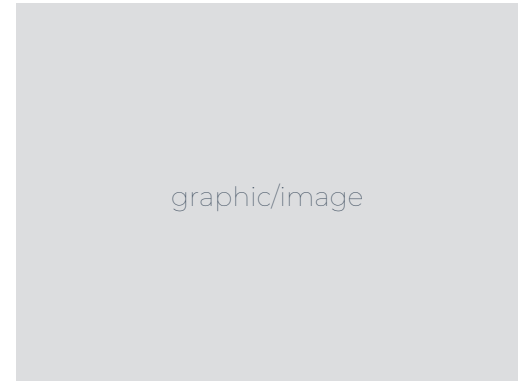
Housing

- ▶ Complete a Housing Needs Assessment in collaboration with the Douglas County Housing Partnership to pinpoint the needs for different housing types in the city.
- ▶ Update the Land Use Code to include regulations that encourage the development of a diverse range of housing, serving the full range of households in Lone Tree now and in the future.
- ▶ Explore opportunities for the City to lead or participate in the development of housing for essential personnel working in Lone Tree (teachers, police, fire, etc.).



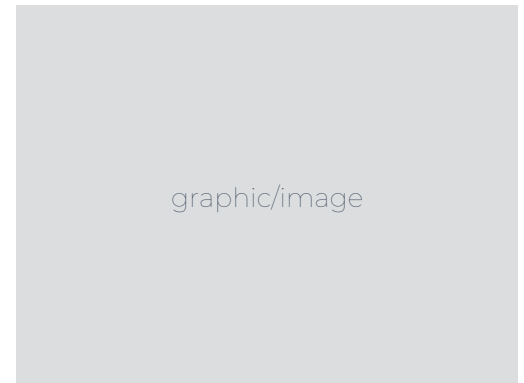
Recreation

- ▶ Develop a Parks, Trails and Open Space Plan identifying locations for future trails and parks, establishing design standards for parks and trails, and specifying maintenance standards for parks, trails and open space lands.
- ▶ Establish a program for assessing and administering development fees that are collected in lieu of parks, trails and open space land dedications along with park improvement zones to guide investment of funds.



Arts and Culture

- ▶ Complete a Public Arts Master Plan for the City of Lone Tree to strategically plan for the placement and administration of public arts programs and installations throughout the city's parks and public facilities.
- ▶ Develop a plan that facilitates the identification and coordination of projects and opportunities to enhance and preserve the historic resources of the ranch property.



City-wide Coordination

- ▶ Update the City's Strategic Plan.

