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Brick Wall Project Update

February 1, 2022

Lone Tree Resident,

We are writing to give you an update on a recent study done to assess the condition of the brick walls in your neighborhood.

In 2001, the City initiated a program to install brick walls to replace deteriorating wood fences in parts of the City. The program included the City paying for the construction of the walls and owning and maintaining them once installed. These walls were not constructed properly, and consequently they have been deteriorating. Between 2011 and 2013, the City initiated litigation and received a monetary settlement from the engineer, contractor, and manufacturer. The settlement, while valuable, is not enough to cover full-scale repair or replacement of the walls.

In 2021, the City partnered with Park Meadows Metropolitan District (PMMD) and their consultant Atkinson-Noland & Associates, Inc. (ANA) to conduct a study of the condition of the brick walls. This study was conducted from May to July and results were presented to City Council in late 2021.

The Study

ANA's study conducted a full-scale, front-and-back inspection of all 1,422 panels of brick wall. Each panel was graded and assessed for distress, structural integrity, and visual degradation. Letter grades for each panel range from B to D on an A-F scale. The full study, along with an interactive map detailing each individual panel in your neighborhood, can be found on the City's website at cityoflonetree.com/brickwalls.

While the study did not reveal any immediate structural concerns, such as wall failure, the study does show patterns of continued degradation that must be addressed within the next several years. The City is working with PMMD to identify next steps, including identifying funding and project phasing, to repair or replace all degrading wall panels. The study will help inform remediations and phasing.

Thank you for your cooperation last summer as the study was being completed. As planning progresses, we will keep you informed. If you have any questions, you can contact Public Works at 303-662-8112 or e-mail brickwalls@cityoflonetree.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Schmitz".

Justin Schmitz
Director of Public Works and Mobility
City of Lone Tree