









LONE TREE ELEVATED
SHAPING THE FUTURE
2045



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COMPREHENSIVE PLAN

ADOPTED FEBRUARY 2025

CITY OF LONE TREE

ACKNOWLEDGMENTS

This plan is the result of the leadership and dedication of these individuals, and, notably, of former Mayor Jacqueline Millet, former Mayor Pro-Tem Wynne Shaw, 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!

Lone Tree City Council

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District 1 - Council Member Mike Parr

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District 2 - Council Member Mike Anderson

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For all documentation related to the development of Lone Tree Elevated and plans developed in accordance with Lone Tree Elevated including the 'three-mile plan' referenced in C.R.S. §§ 31-23-206(1.5)(b) and 31-12-105(1)(e), which 'three-mile plan' is incorporated into this plan by reference, please visit: **cityoflonetree.com**


Evergreen Building



INTRODUCTION

ELEVATING THE CITY'S FUTURE

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 20 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.

Multimodal planning refers to planning that considers various modes (walking, cycling, automobile, public transit, etc.) and connections among modes.

Planning Process

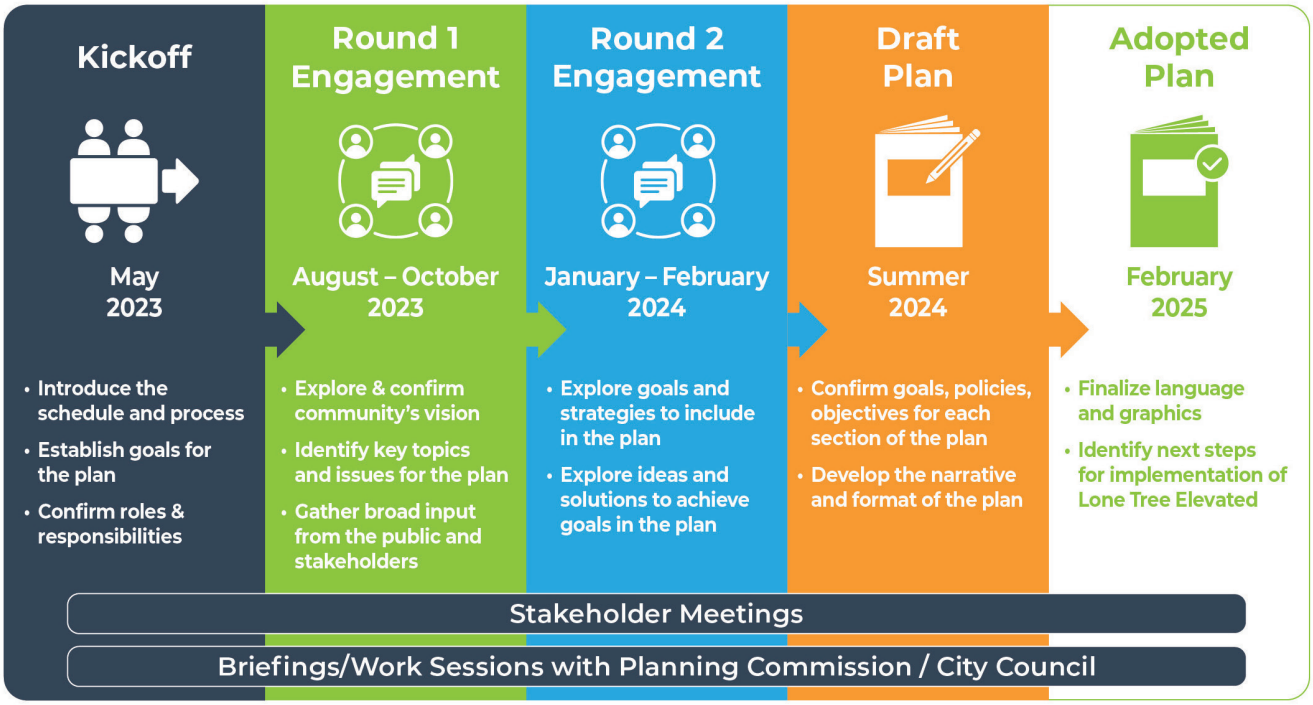
Lone Tree Elevated is a plan for the community, shaped by the community. A comprehensive, year-long community engagement effort was undertaken to listen to and understand community ideas, comments and concerns on a range of topics. That feedback was instrumental in shaping the vision and themes reflected 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

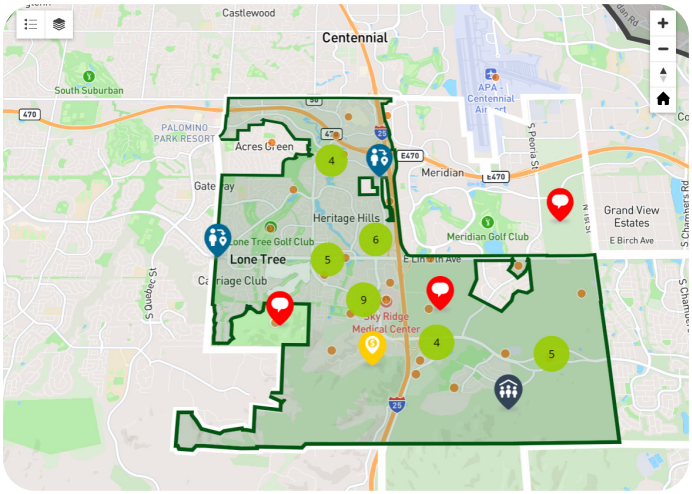


Public Engagement Takeaways

The following highlights the major themes communicated by community members during the two rounds of engagement. These themes informed the development of all of the content contained in the Comprehensive Plan.

- The Lone Tree community would like to have more housing options available for a full range of households and individuals, serving existing and potential residents and employees working in the city.
- The Lone Tree community would like to emphasize placemaking over the next 20 years, including the development of gathering spaces, Main Street-oriented environments, and areas for outdoor activity and engagement.
- The community would like to improve connections from neighborhoods to gathering places, parks and open spaces, restaurants, and other focal points of the public realm.
- The Lone Tree community would prefer a greater emphasis on human mobility, including improving the safety of walking and bicycling around the community.
- The Lone Tree community desires to proactively plan for a resilient future, including planning for water conservation measures, the prevention and management of wildfires, and the planning for various types of hazards that may impact Lone Tree.
- The Lone Tree community would like the built environment to consider and incorporate greater safety features.









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 20 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.

Plan Implementation 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.

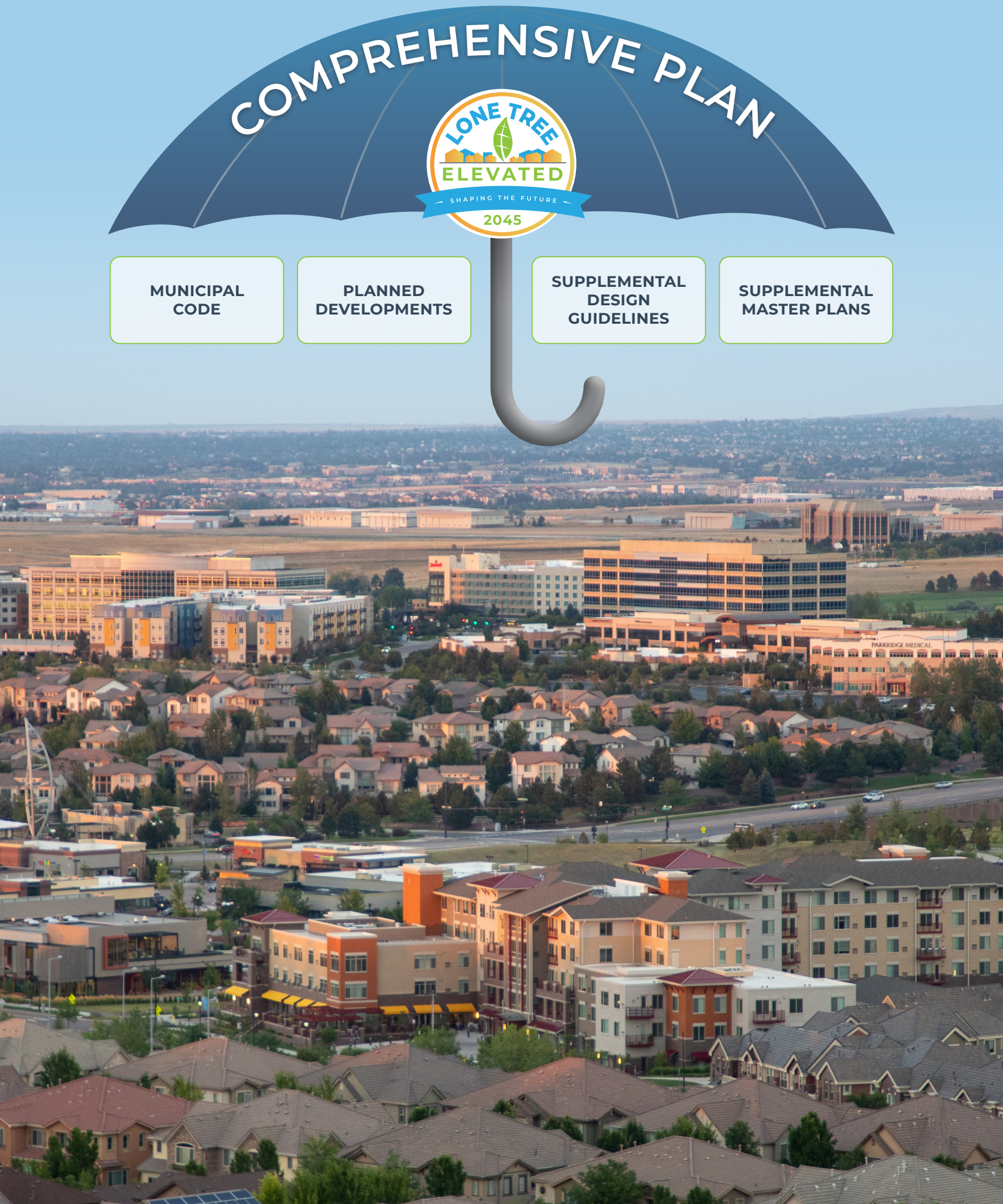
The general public, the development and business community, and other interests may consult Chapter 2 to gain an understanding of the policy direction of the City as it relates to various topics (with goals and objectives sorted by topic area). This information may be used in the process of creating 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 (e.g. 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. One of the end goals of the Comprehensive Plan is to guide and shape future development to reflect the vision of the community and help complete many of the action items identified in the Comprehensive Plan.

City staff will consult the Comprehensive Plan on a regular basis to inform their review of development proposals, the implementation of various City-led projects and initiatives, and to inform their work plans on a year-to-year basis. One of the end goals of the Comprehensive Plan is to provide a foundation for initiatives and projects led by City staff and to guide the day to day decisions and actions undertaken by City staff, across all disciplines.

Elected City leaders will consult and review the Comprehensive Plan on a regular basis to inform strategic planning and budgeting decisions. Elected leaders will use the guidance from this document to inform their decisions related to future land uses and development and a wide range of City-led initiatives and programs.

The Comprehensive Plan serves as an umbrella that guides the policy and details contained in other land use 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.


COMPREHENSIVE PLAN
LONE TREE
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2045
MUNICIPAL CODE
PLANNED DEVELOPMENTS
SUPPLEMENTAL DESIGN GUIDELINES
SUPPLEMENTAL MASTER PLANS

Commitment to Elevating Lone Tree

The Comprehensive Plan is a broad, long-range document that sets a vision and overall direction for the next 20 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 subject to review by the Planning Commission and approval by the City Council. After initial adoption of the plan, maps may be updated administratively to keep up with current plans.





CHAPTER 1

VISION

CHAPTER 1

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, to include where it expanded and how it developed. 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. The City's first Comprehensive Plan established the founders' vision 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.

Lone Tree's Vision for 2045

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

Lone Tree's commitment to its founding vision includes maintaining a keen eye for community innovation and adaptation to address the community's growing desire for a safe, functional, accessible, sustainable, and inclusive built environment. The vision is based on principles of walkability, compact development, and a vibrant mix of uses. Input received from the community during two rounds of public engagement for Lone Tree Elevated confirmed that the Vision Statement continues to convey the sentiment of the people of Lone Tree for the City's future. Implementation of this vision is reflected in the City's mission to "achieve Lone Tree's community vision by doing things the best way, not just the expected way." Both the vision and the mission are supported by the City's Strategic Plan which provides operational guidance to City staff and facilitates their efforts in implementing the community's vision for Lone Tree.



VISION STATEMENT

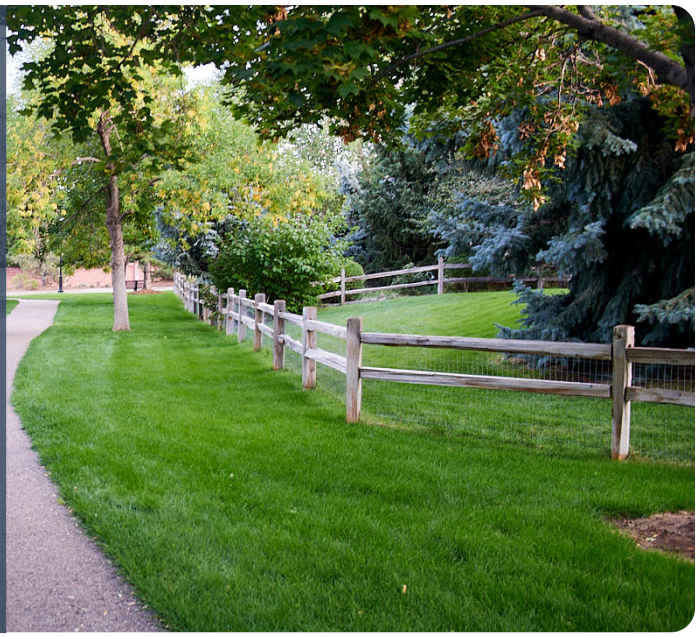
"Lone Tree is a premier Colorado community connected by great neighborhoods, vibrant public spaces, a beautiful natural environment, and thriving businesses."

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.

RESILIENT & SUSTAINABLE

Lone Tree is a resilient and sustainable community that can withstand and adapt to challenges because of its visionary leadership, strong partnerships and sound strategic planning. Lone Tree integrates environmental and natural resources planning into its land use decisions; it plans for hazard mitigation and risk reduction; it ensures sufficient infrastructure development; and, it monitors and maintains city assets through vigilant financial planning .



HEALTHY & SAFE



Lone Tree is a healthy and safe community that focuses on intentional planning and design of the community, by ensuring a built environment accessible to all ages and abilities, and by integrating recreation opportunities throughout the City. By facilitating access to civic resources and fostering connections to high-quality amenities, Lone Tree enhances its residents' quality of life while promoting inclusivity and well-being.

DIVERSE & VIBRANT

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 of prosperity and opportunity amidst change.



WELCOMING & CONNECTED



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

Lone Tree is a growing hub of innovation, community, and opportunity. Positioned as the gateway from south metro Denver to Douglas County, Lone Tree serves as a major economic driver in the region, offering a diverse mix of businesses, residents, and events that bring the community to life.

Over the last two decades, Lone Tree has seen significant growth and development consistent with the City's plans. As of 2024, nearly one-third of the land within the city is greenfield and positioned for tremendous development potential ahead. Guided by *Lone Tree Elevated*, Lone Tree is preparing for thoughtful, well-designed growth that reflects the community's shared vision for the future.

From its diverse neighborhoods to its strong sense of intergenerational connection, Lone Tree is a "city of choice, by choice"—a welcoming place for residents, businesses, and visitors alike. With robust infrastructure, a prime location, and a collaborative approach to development, Lone Tree is an ideal place to build, innovate and grow. The following section explores the City's current strengths as well its growth opportunities. A more detailed existing conditions report can be found on the City of Lone Tree Website.

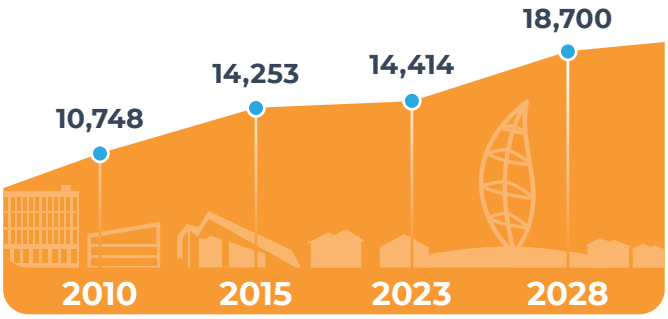


Lone Tree's Visitor Economy Brings Favorable Economic Conditions and Growth

Lone Tree's economy and revenue rely heavily on people visiting the city to work and shop. 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. HCA HealthOne Sky Ridge Medical Center is 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 and the largest enclosed retail shopping center in Colorado, is crucial to the local 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 that residents are made aware of overflight traffic. It also participates in the Centennial Airport Community Noise Roundtable to explore ways to reduce and mitigate the impact of aircraft noise.

Lone Tree Historic & Projected Population

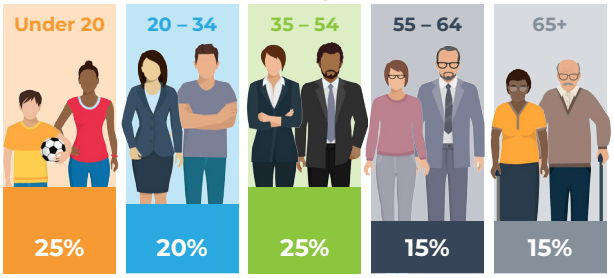


Lone Tree's population has grown by 50 percent over the last 13 years; looking ahead, Lone Tree anticipates 30 percent population growth between 2023 and 2028. With an estimated population of 14,414 as of 2023, Lone Tree is one of the smallest communities by population in Douglas County, yet contributes $1.5 billion in annual retail sales to the economy and is home to 7 of the County's top 10 real property tax-payers.

A City of Diverse Age and Culture

The graphic below illustrates the age distribution of Lone Tree residents in 2023, showcasing a community with a diverse demographic profile. Lone Tree enjoys a well-balanced population comprising young adults, families and professionals, and seniors, all of whom contribute to the city's vibrancy and resilience. This balance emphasizes the importance of long-term planning to foster a welcoming and supportive environment for residents at every stage of life.

Lone Tree 2023 Age Breakdown

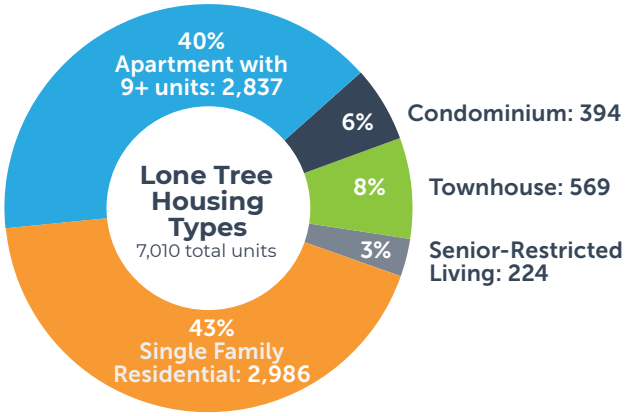


Notably, the largest age group—adults aged 35 to 54—highlights the need for resources and amenities that cater to individuals in their peak working years. At the same time, the significant share of residents aged 55 to 64 and 65 plus—comprising 30% of the city's population—calls for a focus on housing options that support downsizing and aging in place. Addressing the needs of these age groups will ensure that Lone Tree continues to evolve as an inclusive and adaptable community for all generations.

Additionally, residents represent a variety of ethnic backgrounds that enrich the community's cultural landscape. According to 2023 Census estimates, Lone Tree is approximately 79.3 % white, 10% Asian, 3.1% Black or African American, 1.1% American Indian and Alaska Native, and .10% Native Hawaiian and Other Pacific Islander. Further, the data shows that 5.9% of residents identify as Hispanic or Latino and 4.5% identify as Two or More Races. As a regional destination, Lone Tree welcomes an even broader range of people daily for work and play who further enhance the community's rich social and cultural perspectives.

This diversity—across both age and ethnicity—is a vital asset to Lone Tree, shaping its cultural vibrancy, creativity, and economic strength. By embracing diverse cultural backgrounds and experiences, Lone Tree can engage its community to design accessible and inclusive built environments that support creative placemaking and enrich the community's cultural resources. This approach strengthens the community's identity and builds resilience, adaptability, and innovation, preparing Lone Tree for a dynamic future.

Regional Staple of Diverse Housing



Lone Tree boasts a diverse housing mix within the Denver metro area, with apartments, townhomes, and condos making up 54% of the city's approximately 7,000 housing units—apartments alone account for 40%. The broader Denver metro housing market influences Lone Tree's housing supply, demand, and pricing.

Community input from the Lone Tree Elevated survey identified public servants, teachers, medical personnel young adults, and families with children as those most in need of housing. Workshop feedback emphasized the need for more starter homes and middle-income options, along with a variety of housing types to accommodate different budgets, features, sizes, and styles.

Lone Tree and neighboring cities are focused on analyzing housing availability, particularly "attainable," "affordable," and "workforce" housing. Affordable housing includes government- or non-profit-subsidized units, while attainable housing refers to non-subsidized yet reasonably priced homes. Workforce housing is intended for essential workers such as teachers, first responders, and medical personnel.

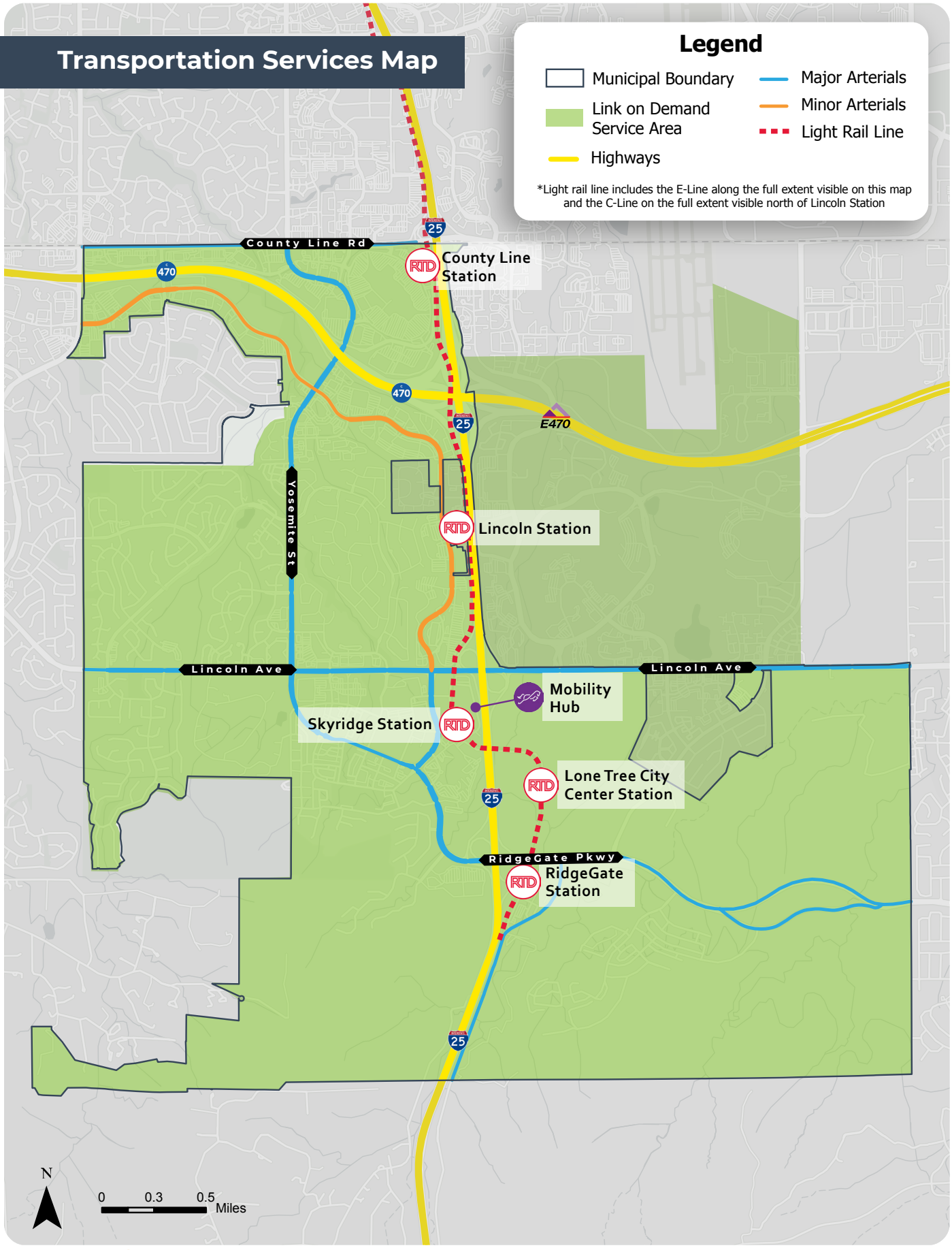
A Leader in Multimodal Assets

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. The Link expanded its service area to the Meridian office campuses in January 2024 and ridership has grown consistently from a monthly average of around 3,000 trips completed in 2022 to nearly 6,000 monthly trips by July 2024. The service enjoys an average user rating of 4.9 stars for the quality and reliability of Link services. 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.

Community input through the Lone Tree Elevated planning process supported the creation of a strong multimodal system to provide safe ways to travel by foot, bike, or by vehicle. Participants in the second round of community engagement emphasized the need to create a transportation system driven by human mobility. The community expressed the strongest support for creating intersections that prioritize walking and biking and expansion of the active mobility network.

The map on the following page shows the transit services currently available to Lone Tree residents and visitors.

Transportation Services Map



A Wealth of Art, Culture, and History

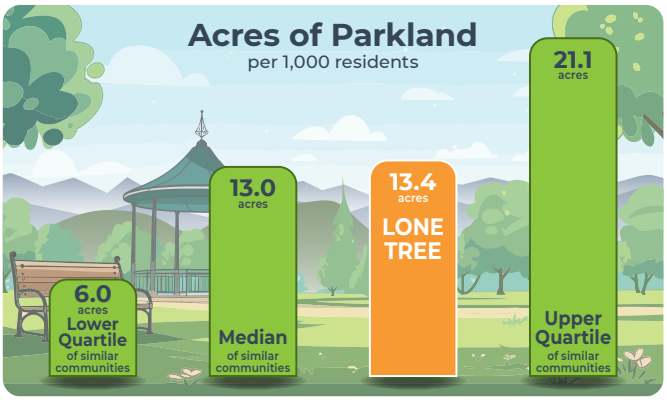
Lone Tree is a city where modern amenities meet a rich cultural heritage, creating a unique arts and culture scene. Central to this is the Lone Tree Arts Center, a premier venue that hosts a variety of performances, including Broadway-style productions, concerts, and community events. The Arts Center serves as both a regional cultural hub and a platform for local talent, offering something for every audience. Complementing this is the city's dedication to public art, with sculptures, murals, and installations enriching parks, trails, and public spaces, alongside seasonal events like art walks and festivals that further celebrate creative expression.

Adding a historical dimension to Lone Tree's cultural tapestry is Schweiger Ranch, a restored 19th-century homestead that preserves the area's pioneering legacy and is a registered Douglas County historic landmark. This historic site serves as a cultural and educational landmark, offering visitors a glimpse into the region's agricultural past through tours, workshops, and seasonal events like the annual holiday celebration and pumpkin festival. Schweiger Ranch also plays a role in the arts, hosting events that blend history with creativity, making it an integral part of Lone Tree's cultural identity.

A Community with a Strong Parks and Open Space System

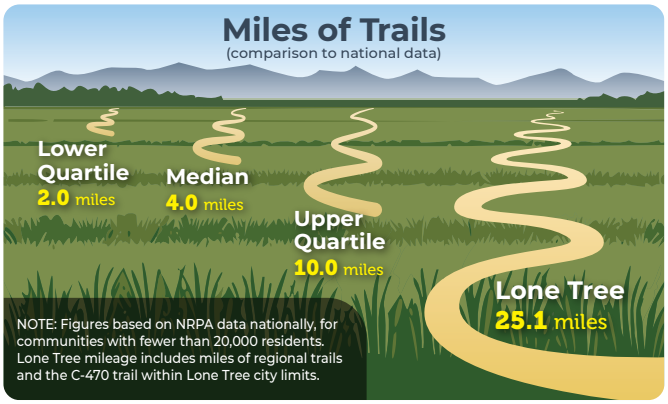
Lone Tree has a wealth of parks and open spaces throughout the community and currently has 1,359 acres of dedicated open space, 14 existing parks, five planned parks (to be developed in the future), and 75 miles of trails. For the purposes of this plan, the term "park" refers to land intentionally developed to provide active and passive recreation opportunities. The term "open space" is used to identify larger systems of land that are generally undeveloped, exist in a natural state and are intended to preserved in that state, and that often include stream corridors and drainage ways, native vegetation, and wildlife habitats. Although some parks may be located within open space, they are not inherently identified as open space.

South Suburban Parks and Recreation (SSPR) is the largest provider of parks and open spaces in the community, managing over 500 acres of current and planned park space, including a public golf course, a city-wide recreation center, and a 79 acre regional park to be developed east of I-25.



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.

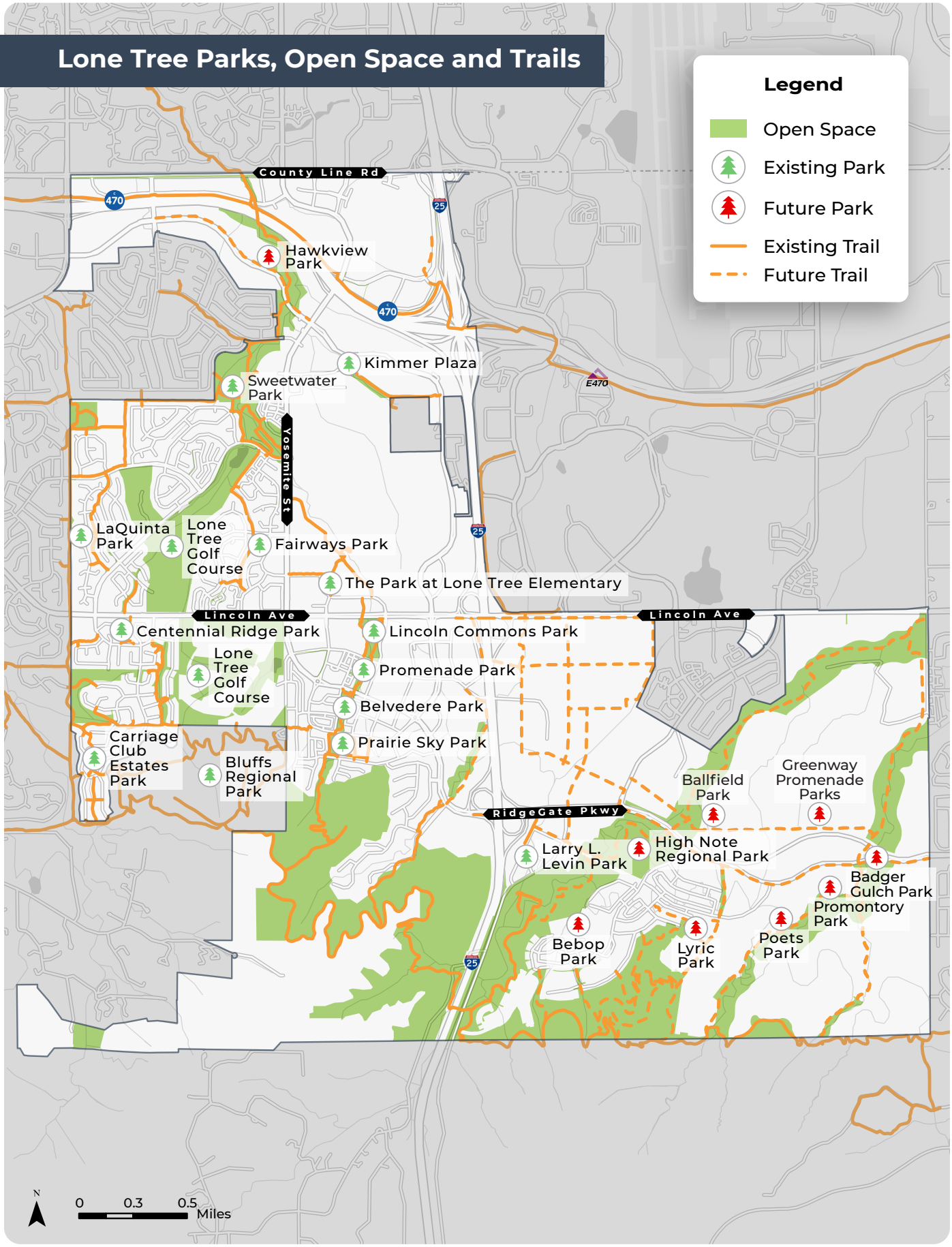
Currently, the acreage of parks and open spaces in Lone Tree are in line with national metrics for communities of its size, in terms of the acreages of park lands (above) and the number of miles of trails (below), relative to the City's population, as identified by data from the National Recreation and Park Association (NRPA).



While the City has a significant inventory of open space, parks, and trails, some areas of the city are greater than a half mile walk to a nearby park or open space facility - particularly the corridor along Park Meadows Drive between South Yosemite Street and Lincoln Avenue. Input throughout the Lone Tree Elevated effort highlighted the community's desire to pursue a balanced distribution of park space in the City and to provide more public gathering places around Lone Tree, beyond the existing parks and open space resources.

The map on the following page shows the City's parks, trail system, and open space. The map also identifies existing and planned parks and trails.

Lone Tree Parks, Open Space and Trails



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 partnerships identified in this section are not exhaustive. A summary of the City's key partners and related services and/or functions are identified on the City of Lone Tree website.

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.

Lone Tree collaborates with South Suburban Parks and Recreation, the primary provider of parks, open space, trails, and recreation facilities. 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. The system of parks and trails in the Lone Tree area provide good east-west connectivity for the community, spanning both sides of I-25.

Economic Development

Lone Tree, Colorado, has established itself as a hub of economic vitality through strategic collaborations and partnerships with regional stakeholders. The city works closely with organizations such as the Denver South Economic Development Partnership, the Metro Denver Economic Development Corporation, and the Douglas County Economic Development Initiative to attract and retain businesses, foster innovation, and drive sustainable growth. These alliances leverage regional expertise and resources, allowing Lone Tree to compete effectively in attracting high-quality employers and supporting entrepreneurial ventures.

Additionally, Lone Tree actively engages with local businesses, business improvement districts, and community organizations to strengthen its economic foundation. The city's collaboration with the Douglas County Economic Development Initiative enhances regional connectivity and planning, ensuring a unified approach to economic progress. This focus on partnerships not only bolsters Lone Tree's business environment but also enriches the quality of life for residents by creating new opportunities for employment, innovation, and long-term growth.

Water and Sanitation Services

Lone Tree's water and sanitation needs are primarily served by the Southgate and Parker Water and the Sanitation Districts, generally covering areas west and east of I-25, respectively. Both operate as quasi-municipal corporations with elected boards and service plans. As the city relies on both districts to provide water to the Lone Tree community, the city coordinates closely with these districts to address water supply needs for future planned growth, ensuring Lone Tree's growth projections are considered by the districts in their development of water efficiency plans. Additional coordination includes seeking comment from the districts regarding the city's development projects and master plans, collaborating on innovative land use strategies, and working together to 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.

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.



Housing Attainability

Lone Tree collaborates with several public and private entities to advance opportunities for housing in the community that is attainable for our workforce and people of all ages and abilities. For example, the City is a member of the Douglas County Housing Partnership (DCHP), a multi-jurisdictional housing authority that works to preserve, provide and develop housing choices throughout the county.

The City also works with private developers to implement the RidgeGate Attainable Housing Plan, which calls for attainable and middle-income range housing units throughout the city east of I-25. The City also coordinates with agencies to implement state housing legislation including HB24-1152 (Accessory Dwelling Units) and HB24-1313 (Transit-Oriented Housing), and with non-profits such as Tall Tales Ranch, which intends to develop attainable housing near RidgeGate Station, as part of a community for adults living with Intellectual/Developmental Disabilities.



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. 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. Reflected in the Elevated Places Map, is the City's support of state growth policies regarding strategic growth, discouraging sprawl, and redevelopment of vacant and underutilized lots.

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.

All of the land use profiles emphasize the importance of maintaining and developing parks spaces and the public realm across the entire Lone Tree community. An overarching goal of Lone Tree Elevated is to promote the creation of parks and civic spaces, across all areas of the city, that provide for recreation and bring together the full range of residents, visitors, and employees in Lone Tree.

The community engagement effort consistently highlighted having a diverse housing mix, a strong economy with various retail and commercial options, and the use of parks as gathering places as priorities for Lone Tree. The community also emphasized the desire to minimize sprawl and continuing the city's heritage of supporting high quality development.

The Steering Committee for Lone Tree Elevated previewed multiple iterations of the Elevated Places Map, resulting in the final version of this map.



Elevated Land Use Map

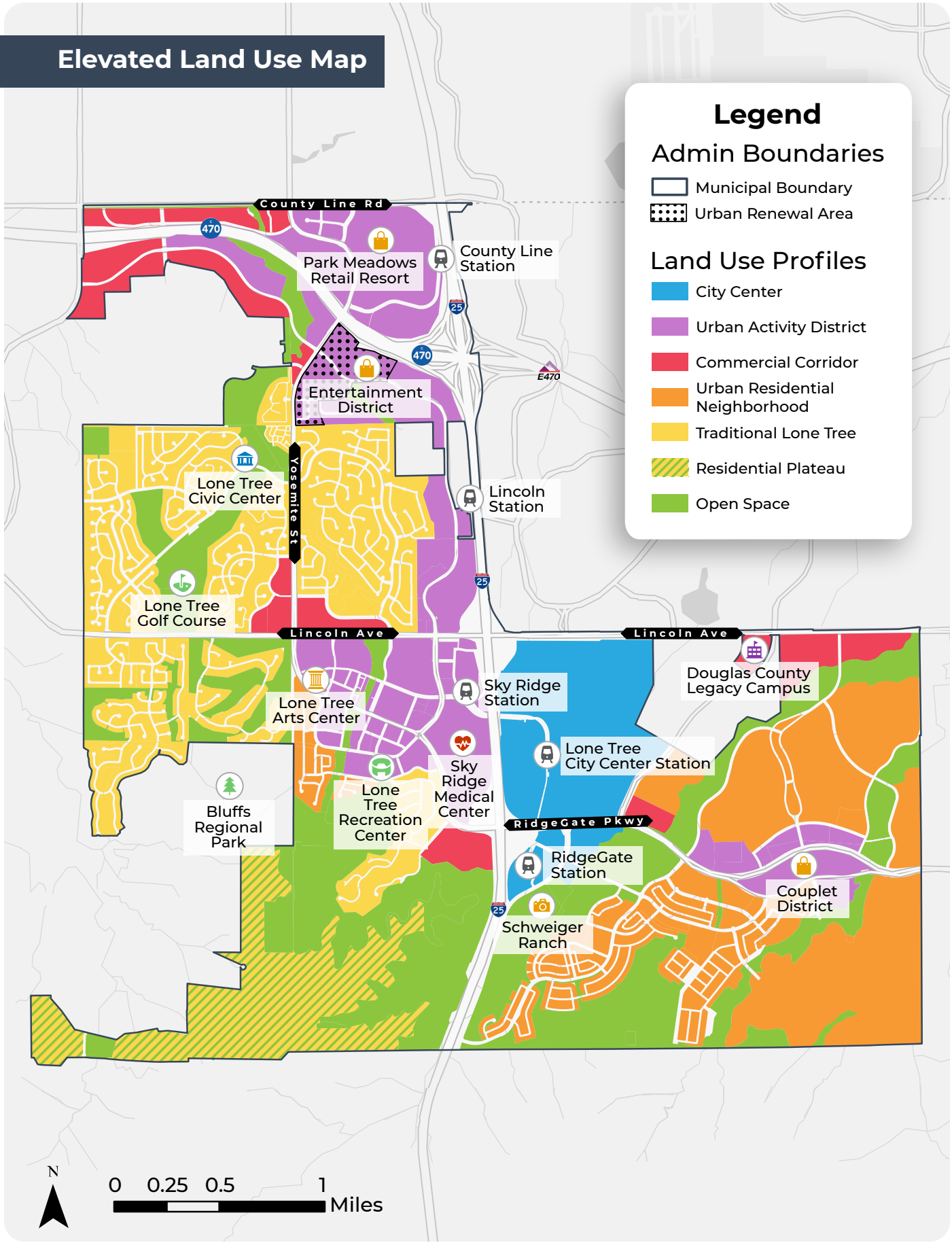



Image Courtesy of RidgeGate

Lone Tree City Center



The Lone Tree City Center consists of approximately 440 acres of undeveloped land that is uniquely positioned to be developed as an area of regional significance. The City Center is served by two Interstate-25 interchanges, two light rail stations, and will be served by a future Colorado Department of Transportation mobility hub. Existing City Center zoning and master 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 function.

Although the City Center profile draws some similarities to the Urban Activation District profile, such as its wide range of uses and opportunities for ***mixed-use development***, the City Center is distinguished by its sheer scale of undeveloped land, its proximity to high-capacity infrastructure, and by the opportunity these factors present to support catalyst projects that can generate a critical mass of economic activity. The land use potential identified for this profile is largely reflective of the adopted master plan for this profile and reflects how that plan aligns with the vision, goals, and objectives identified in Lone Tree Elevated (see the City Center Sub-Area Plan available on the City of Lone Tree website).

Mixed-use development 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

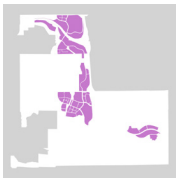
- Facilitate large-scale development projects that catalyze activity and support the vision for the City Center as a destination-oriented, mixed-use, compact urban environment.
- Foster balanced mix of uses that contribute to a unique and vibrant environment, and that facilitate active public spaces, 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 transportation*** circulation internally.
- Integrate civic and institutional uses to promote civic engagement and evenly distribute public resources.
- Establish and implement road classifications that support a grid network, urban capacity, and multimodal users.
- Coordinate urban services that minimize long-term costs and maximize efficiency of providing these services.

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

Active transportation involves self-propelled motion or getting around using human power, such as walking, cycling, or traveling via a mobility device (e.g. motorized wheelchair).



Urban Activity District



Urban Activity Districts are vibrant areas of economic activity that serve both regional and local users. These centers support diverse land uses, with a focus on commercial goods, services, and community-oriented activities that foster an engaging urban environment. Urban Activity Districts are designed to promote employment hubs, commercial spaces, and varied residential options, all scaled to align with existing and future infrastructure capacity.

In Urban Activity Districts, compact, mixed-use development principles should be prioritized, emphasizing multimodal access and pedestrian-friendly design. Where infrastructure supports it, vertical mixed-use development should be encouraged; in areas where infrastructure is more limited, horizontal mixed-use lot configurations are recommended. To ensure harmony with surrounding neighborhoods, development in Urban Activity Districts should minimize conflicts with lower-intensity areas by establishing gradual transitions between residential zones and high-activity areas near major roadways.

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.

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.
- 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.
- Accommodate access to Urban Activity Districts using regional transportation options, including light rail and the interstate, while emphasizing internal pedestrian and active transit circulation.
- Coordinate inviting and unique public spaces that connect various uses and serve various stakeholders.

Entertainment District Urban Renewal Area

The Entertainment District Urban Renewal Area is a designated area identified within the Urban Renewal Plan for the Lone Tree Entertainment District. While the Lone Tree Urban Renewal Authority (URA) oversees urban renewal throughout Lone Tree, the Urban Renewal Plan specifically targets revitalization within the Entertainment District. This focused plan leverages URA tools, like tax increment financing or development incentives, to encourage development that aligns with this plan and supports the redevelopment of vacant and underutilized lots. Detailed information about incentives and activities within the Urban Renewal Area can be found in the Urban Renewal Plan.



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 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.


Image Courtesy of RidgeGate

Traditional Lone Tree Neighborhood

Traditional Lone Tree Neighborhoods typically consist of single-family and uses of varying densities 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 underutilized 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.

Residential Plateau



The bluffs, collectively, are a prominent natural land form 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.

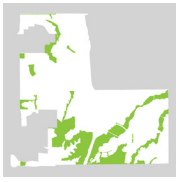
The Residential Plateau describes a limited area of flat, privately-owned land on top of the bluffs at the southwest portion of the city. This area is currently undeveloped but may be developed with residential homes in the future, in accordance with zoning regulations that are designed regulations. Zoning regulations are intended to provide for continuous areas of natural open space, preserve views from several locations in Lone Tree and several locations in 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's jurisdiction.


Image Courtesy of RidgeGate

Open Spaces



Open Spaces encompass land that is intended to preserve natural landscapes, ecological systems, wildlife habitats, and viewshed corridors. Open space is often used as a broad term, encompassing urban parks, plazas, natural corridors, or undeveloped lands. For the purposes of this plan, and to achieve the City's vision, open space specifically encompasses natural systems that are largely undeveloped, but may incorporate minimal, isolated development as identified below. This profile includes natural drainageways, large stretches of natural grasslands, and stream corridors. Currently, open spaces account for approximately 1,359 acres within Lone Tree's municipal boundary.

Open spaces may integrate low-impact residential uses such as trailheads, wayfinding, and points of interest. Parks may occasionally be integrated into open spaces when there is a limited impact to the natural environment, and when needed to support transitions in the natural lands and urban lands interface. Additional development may include low impact utilities.

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.
- Limit development within open spaces to natural recreation facilities, connection points, and low-impact utilities.
- Connect open space to developed areas through the parks and trail network and identify opportunities to improve the interface between open spaces and urban areas.
- Implement hazard mitigation measures along the wildland urban interface.



CHAPTER 2

GOALS AND OBJECTIVES

CHAPTER 2

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. . 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, walkable mixed-use development patterns and minimize surface parking 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.

Objective 7: Identify key high activity corridors to further facilitate mixed-use, walkable environments.

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 conditions. 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.

Objective 4: Explore land use strategies and administrative approaches that minimize costs related to housing development.

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.

Objective 6: Identify innovative strategies and initiatives to promote small businesses and foster their sustainable growth.

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

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 that maximize transit areas as destinations and leverage transit stops as amenities.

Objective 7: Coordinate with regional, state, and federal partners to leverage Lone Tree's economic opportunities to drive improvements to regional connectivity.

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.

Objective5: 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.

Objective 4: Consider ways in which natural systems may be integrated into urban areas and contribute towards park systems through park dedication standards.



CHAPTER 3

STRATEGIC ACTIONS

CHAPTER 3

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.



Image Courtesy of RidgeGate

The City may add strategic actions or modify existing strategic actions within the plan over time. Annually or at such intervals as determined by the City Council, City Council may review and/or amend the strategic actions outlined in this Chapter and adopt the same by resolution. As the strategic actions are tied to budgetary considerations, City Council's review of and amendments to the strategic actions shall not be considered an amendment to the Comprehensive Plan that requires public input or referral to the Planning Commission.

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.

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.

Economic Development

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

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

Land Use

- Complete a comprehensive update to the City of Lone Tree Development Code to align development, redevelopment, and growth regulations with the vision, goals, and objectives identified in the Comprehensive Plan.
- Align the Westbrook Entertainment & Sports District Planned Development (Planned Development) land use allowances, development standards, and incentives with market conditions to facilitate implementation of the vision, goals, and objectives identified in the Comprehensive Plan.
  - Assess the current conditions, regulatory documents, and covenants that shape development and investment in the Planned Development and identify opportunities for improvement.
  - Develop and execute a land use strategy in coordination with the governance structure and incentives of the City of Lone Tree Urban Renewal Authority to encourage redevelopment and reinvestment in the Planned Development.



Infrastructure

- Coordinate with Colorado Departmnt of Transportation (CDOT) on the development and completion of the CDOT Mobility Hub to facilitate a connection to regional bus services and provide an east-west pedestrian connection across I-25.
- Complete the planning of Advancing Lincoln Avenue to redevelop the I-25 interchange at Lincoln Avenue and provide multimodal improvements to Lincoln Avenue between Park Meadows Drive and Oswego Street.
- Complete and implement a Community Wildfire Protection Plan in coordination with community partners, consistent with the vision, goals, and objectives identified in the Comprehensive Plan.
- Develop landscaping and property maintenance standards to support water conservation, wildfire mitigation practices, and other public health and safety needs.
- Coordinate with water districts regarding water supply planning initiatives in fulfillment of statutory obligations.



Economic Development

- Develop and implement an Economic Development Plan for the City consistent with the vision, goals, and objectives of the Comprehensive Plan.
- Implement and modify (as needed) the Urban Renewal Plan for the Lone Tree Entertainment District Urban Renewal Area to revitalize and redevelop the Entertainment district in coordination with the powers and authority granted to the Lone Tree Urban Renewal Authority.
    - Expand and refine the Project Development Plan identified in the Urban Renewal Plan for the Lone Tree Entertainment District Urban Renewal Area consistent with the vision, goals, and objectives of the Comprehensive Plan to define clear expectations and promote the area for investment.
    - Create a tax increment financing mechanism to assist with the financing of redevelopment in the Entertainment District.
- Establish an economic development strategy to promote and develop the Lone Tree City Center in accordance with the City Center Sub Area Plan and the vision, goals, and objectives of the Comprehensive Plan.
    - Coordinate on development of a parking management plan for the City Center, prior to the first site improvement plan in that area.

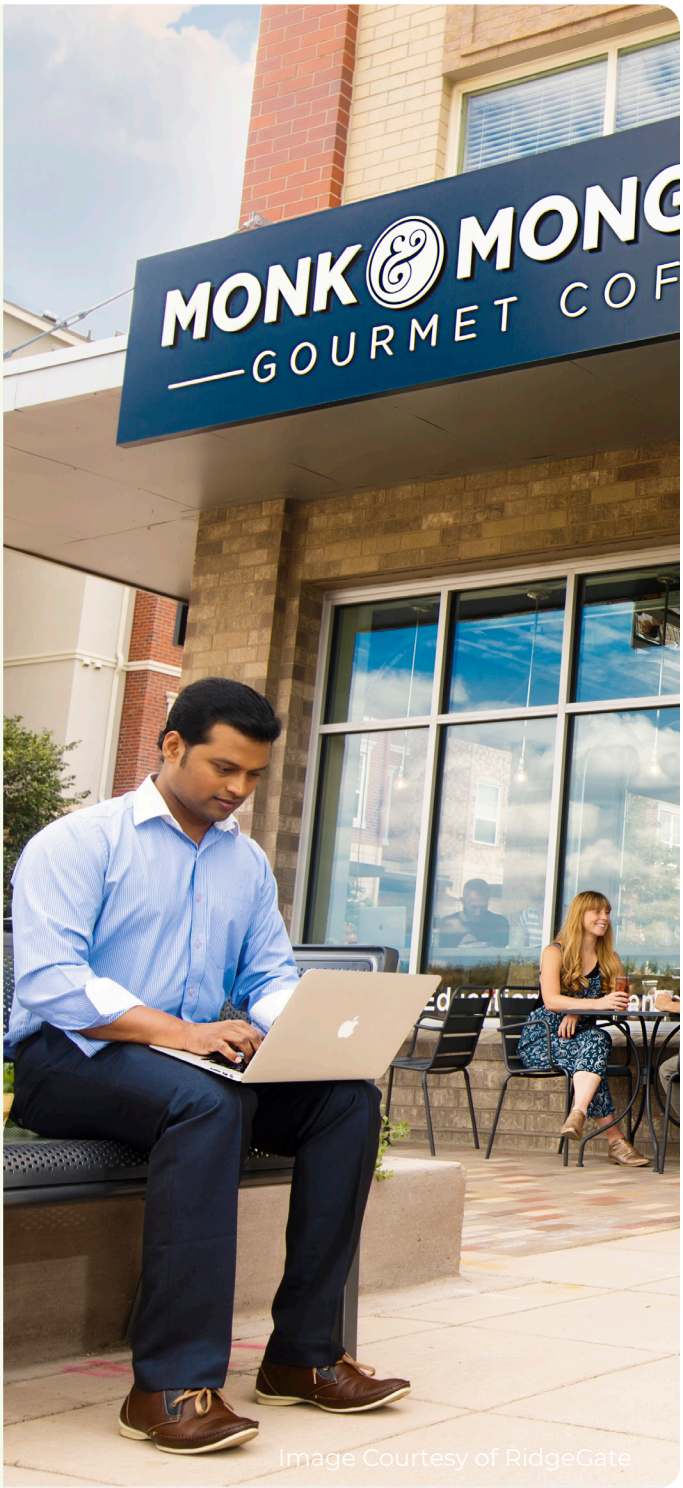


Image Courtesy of RidgeGate

Mobility

- Develop and implement the active transportation plan in accordance with the vision, goals, and objectives identified in Lone Tree Elevated.
  - Define Partnership Responsibilities
  - Develop Capital Improvement Plan.
  - Adoption of Design Guidelines.



Image Courtesy of RidgeGate

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.
- Develop and implement a strategic plan to address the needs identified by the Housing Needs Assessment in accordance with C.R.S. 24-32-3705, referenced by C.R.S. 31-23-206(1.5)(e).
- Update the Development 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 (e.g. teachers, police, fire, medical).



Recreation

- Develop and implement 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 and develop park improvement zones to guide the equitable investment of cash-in-lieu funds that align with the vision, goals and objectives identified in the Comprehensive Plan and in the subsequent Parks, Trails and Open Space Plan.
- Complete the planning and development of the High Note regional park.
- Develop and implement a strategic plan to identify opportunities for access to parks and other recreational resources.



Arts and Culture

- Complete and implement 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, public facilities, and partner projects.
- Develop a strategy that facilitates the identification and coordination of projects and opportunities to enhance and preserve the historic resources of the Schweiger Ranch property.



General Coordination

- Update and implement the City's Strategic Plan in accordance with the vision, goals, and objectives identified in the Comprehensive Plan.



LONE TREE ELEVATED

SHAPING THE FUTURE

2045



CITY OF
LONE TREE