

Summary of 2nd Round Community Engagement – Winter 2024

Lone Tree Elevated: Lone Tree Comprehensive Plan 2045

The following summarizes the major takeaways from community input provided during the second round of engagement for Lone Tree Elevated during Winter 2024 through the following community events:

- Community Workshop held on January 11, 2024 at the Lone Tree Hub
- Community Workshop held on January 18, 2024 at the Lone Tree Hub
- Community Open House held on February 21, 2024 at the Lone Tree Arts Center

These forums attracted between 175 and 200 participants in total from the Lone Tree community.

The takeaways are organized by the five topic areas discussed at these events, as follows:

- Housing Accessibility
- Placemaking
- Optimizing the Public Realm
- Mobility
- Planning for a Resilient Future

Housing Accessibility

- Lone Tree needs more housing options for residents and potential residents, including a particular focus on housing for young adults and for seniors. Lone Tree has a significant number of apartments and higher-end homes, but lacks starter homes and homes geared to middle income households.
- In terms of affordable housing, Lone Tree should pursue having a mixture of rental and owner-occupied affordable housing units.
- The City should encourage the mixing of affordable housing units with market rate units and should encourage the overall mixing of housing types across the community.
- Housing in Lone Tree should include a mixture of densities, heights, and sizes of housing within neighborhoods, to avoid having developments with identical housing units.
- Participants expressed interest in developing a greater number of condominiums in Lone Tree, while realizing that issues with current laws impede condo development. The community also has an interest in various forms of accessory dwelling units (ADUs), including ADUs attached or detached from the main home on a given property.
- Lone Tree should explore having a wider range of options for senior housing. Potential ideas include the development of group homes for seniors (with senior care for up to eight people, or homes including up to ten bedrooms). Options for memory care may include ranch home-style assisted living units including patios and day care services. In terms of independent living, having more single-level residential units for seniors in Lone Tree would be good.
- The design of housing is important to the Lone Tree community, reflecting an overall focus on design that has carried through the years in the city. Housing units should include unique design and high-quality architecture. They should have access to nearby amenities through walking and biking paths and facilities. Participants expressed a desire to pursue high quality design while also providing for greater housing affordability.

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- Quality housing developments should include trees, landscaping and xeriscaping, quality construction, and designs with fire risk and insurance costs in mind. The City should avoid being too heavy handed in its regulations, while pursuing the goal of maintaining a beautiful, quality community in Lone Tree.
- While Lone Tree has a significant number of apartment communities, many of these communities lack access to nearby and supportive amenities, including commercial or retail uses and parks or gathering spaces.
- The community is interested in housing types that would reduce maintenance costs and obligations for occupants.
- The Lone Tree community desires more housing options for employees working in the community, to avoid long commuting delays and reduce traffic congestion.
- As part of Visual Preference Survey exercises at the community open house in February, the majority of participants favored lower density housing options (including traditional, suburban homes). Participants also expressed support through the exercise for detached, accessory dwelling units and attached, multi-story rowhomes.

Placemaking

- Participants would like to see the creation of places in Lone Tree that have more of a funky, local, and unique feel. Places like Pearl Street in Boulder, Platt Park in Denver, RINO, the Dairy Block, and Stanley Marketplace were examples cited by participants.
- The community is seeking the creation of places that combine great gathering spaces (such as plazas or parks) with adjacent restaurants and places for entertainment. Participants noted that consumers today are seeking out great experiences, rather than goods, when they spend time out in public. Placemaking involves quality pedestrian interactions between restaurants and parks.
- Many in the community seek the creation of a Main Street feel that should be charming, busy, mixed use, and involve great gathering spaces. These areas should include places for kids to play and should include structured or hidden parking (to avoid having an environment dominated by larger, surface parking lots).
- Participants are seeking interesting mixes of stores and restaurants, including fine dining and a diversity of options, in Lone Tree.
- An emphasis on entertainment, and the community's great views of the mountains, are two of Lone Tree's biggest assets, and placemaking should emphasize these themes. Many participants would like to see more live music in the community.
- Placemaking should encourage outdoor activity and engagement and more intergenerational experiences. It should also include more public programming.
- Placemaking efforts should focus on supporting small and locally owned businesses and restaurants.
- The consensus of participants is that the Entertainment District represents a great opportunity to create a new type of placemaking in Lone Tree, with an emphasis on the creation of plazas and gathering spaces that foster the interactions, activity, and vitality desired by the community. Opinions vary, however, regarding the scale of development that would be appropriate in the Entertainment District.
- Placemaking should incorporate an indoor and outdoor interface.
- Lone Tree needs more "Third Places" to encourage walkability and support local activation.

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Optimizing the Public Realm

- Participants would like to see improved connections between residential areas and parks, and between residential areas and restaurants. There is a desire to make these connections safer through improved signage or improved crossings of streets (through additional crosswalks and improving line of sight on trails and sidewalks, for example).
- Residents want to have easy access from their doors to parks and open space. There are a few areas in Lone Tree missing this access to parks and the plan should address these gaps.
- Participants expressed a desire for restaurants located in parks, circle walk loops within parks, and more dedicated dog park facilities.
- Within existing parks, participants would like to see more shade structures, restrooms, picnic tables, and swing sets. Overall, however, the community believes that parks are well provided and of high quality in Lone Tree.
- Participants would like to see the installation of restroom facilities, picnic tables, bike maintenance stations, and more natural and safer trails at the Bluffs Regional Open Space. They would also like to see better control of erosion and more speed controls on trails at the Bluffs.
- Attendees at the community open house emphasized that open spaces in Lone Tree should be maintained to reduce wildfire risks. They also expressed a desire for park facilities designed for seniors and individuals with disabilities, including sensory parks, as well as an emphasis on creating safer playgrounds.

Mobility

- Participants introduced opportunities to improve safety of walking and biking in Lone Tree, including the following:
 - Wayfinding or signage on trails
 - Safe bike infrastructure at traffic circles
 - Safe crosswalk designs
 - Improved safety of bike lane design
- Lone Tree would like a transportation system driven by human mobility, allowing for easy transitions between different modes of transportation and travel.
- The community has a tolerance for shared use facilities (such as trails designed for walking and biking).
- Participants indicated that the creation of “Third Spaces”, including quality community gathering places and areas of entertainment, would encourage them and their neighbors to walk or bike to these destinations. In addition, well designed public spaces would encourage increased walking in these areas.
- The Entertainment District needs better bike trails and connections to help reactivate the area.
- In general, the trails in Lone Tree are of high quality, but the crossings of streets are problematic and require improvement.
- Participants expressed support for protected bike lanes, grade separated bike trail crossings, and other techniques to increase safety.
- Lincoln Avenue represents a significant barrier for walking and biking in Lone Tree.

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- Participants at the community open house were asked to choose their highest funding priorities for Lone Tree, for enhancing mobility. The options with the greatest support included “intersections that prioritize walking and biking” and “expansion of the active mobility network”.

Planning for a Resilient Future

- Community members would like to have more collaboration regarding how to mitigate risks from the top three identified hazards in Lone Tree (flooding, wildfire, and drought).
- The City should share information with the community regarding the water supply and water restrictions. The greatest challenge in Lone Tree for water may concern how to keep the water clean and maintain good water quality.
- Lone Tree should explore incentives to encourage xeriscaping, reduce water usage, and provide information sessions and education regarding xeriscaping materials and practices.
- The City may need to update its landscape regulations to encourage xeriscaping.
- The community needs to think about long term strategies for vegetation and wildfire mitigation and explore lawn or yard retrofits in established areas of Lone Tree.
- Fire and police services will need to grow along with the growth of Lone Tree.
- The City should provide greater guidance and information about how to landscape and pursue other preventative designs to mitigate wildfire risk.
- The City must ensure that evacuation routes and emergency route corridors are in place for fire emergencies.
- The City could enhance its communications systems, including integrating with County systems, for emergencies.
- Participants at the community open house were asked to select the resources they would be most likely to use to help the City’s efforts to mitigate hazards like wildfires and droughts. Participants selected “participate in volunteer efforts to mitigate my neighborhood” as their top choice.