

Revitalizing the Entertainment District in Lone Tree, Colorado

Introduction

The Entertainment District of Lone Tree was established in the 1980's, prior to the community gaining cityhood. Residents and city staff had no control in the design of the District at its inception, and want this space to become a vibrant and thriving destination and heart of the City.

Problem Statement

The District currently has multiple vacant properties resulting in empty and wasted space, lacks a variety of uses inhibiting site-wide activation, and the low land-use density is designed for the car and not the human scale. The site hosts restaurants and some entertainment uses, however the space lacks identity and the feeling of being an entertainment destination.

Vision Book

The Lone Tree Vision Book was created in 2013 by five private firms in collaboration with The City. The Vision Book helped guide this capstone project by providing insight into public opinion and ideas on what residents want to see in this space.



Impressions:

- reasons to go, no reasons to stay
- strong anchor tenants
- no amenities or emotional center
- disconnected

Wishes:

- small and local businesses
- better owner association
- events plaza
- residential uses
- ice skating, roller rink

Existing Conditions



Auto-centric design



Entertainment anchors



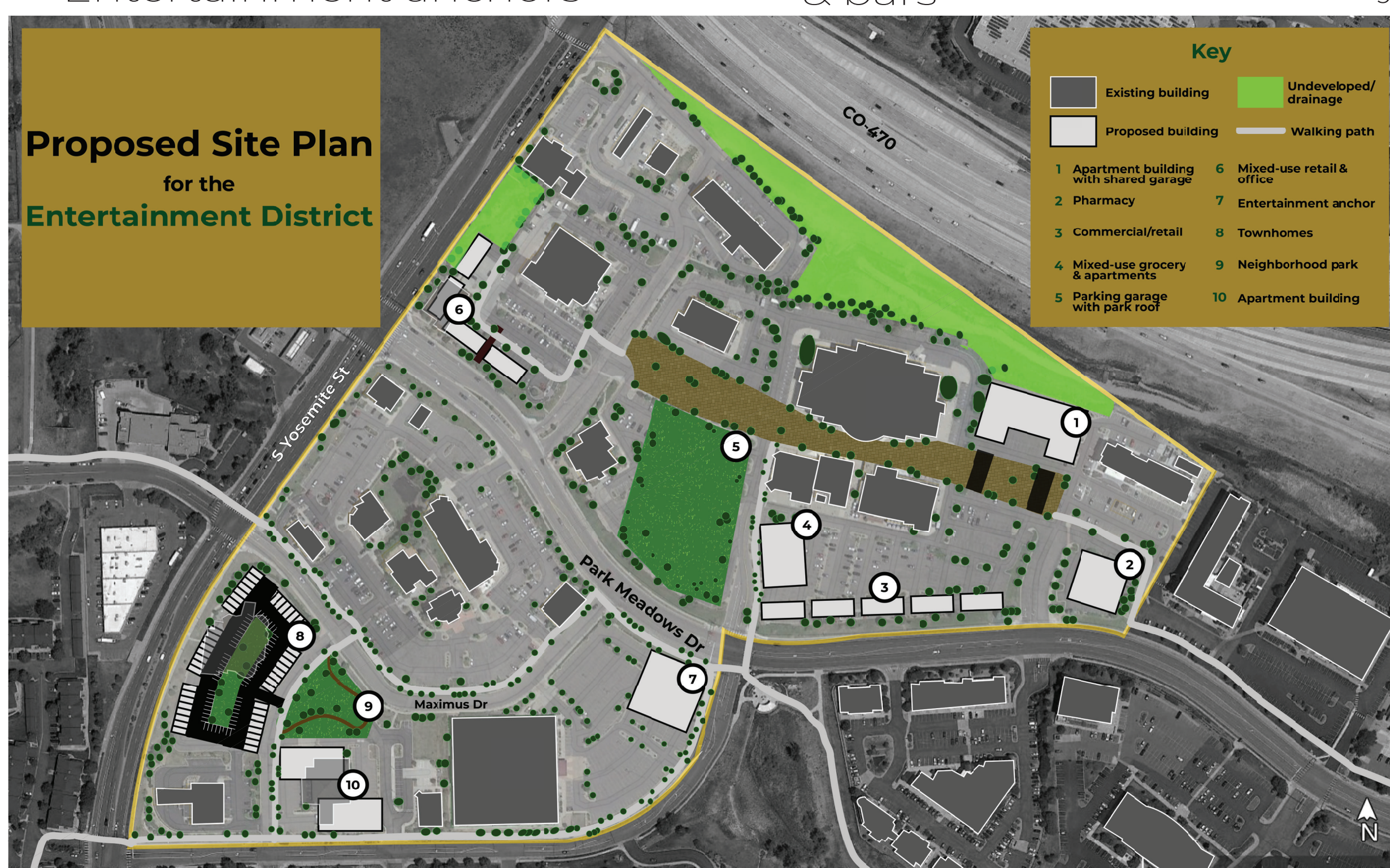
Restaurants & bars



Lack of activity



Underutilized parking lots



Proposed Site Plan for the Entertainment District



Walking path



Mixed-use grocery & apartments



Activated alleyways between new buildings



Townhomes



Central plaza



Parking garage with park roof

Implementation Tools

Business Improvement District Projects

- Best used for quality-of-life improvements
- Plan component: New walkways, parks, and greenspace across site

Public Private Partnerships

- Used to fund infrastructure projects
- Plan component: parking garage with rooftop park

Public Improvement Fees

- Primarily used for infrastructure projects
- Plan component: parking garage with rooftop park, walkways and road improvements throughout site

Incentives for Developers

- Reduce high-cost requirements such as parking minimums
- Plan component: community outdoor/green space

Proposed Changes

Policy Recommendations

Westbrook Entertainment & Sports District Planned Development, 4th Amendment: Update from the 2007 version; include specific short and long-term goals based on community engagement efforts; outline vision of the District to shape new development.

Overlay Zoning: Create a zoning overlay for the District with zones for mixed-use, commercial, office, green space, entertainment, and residential uses with specific business types allowed. In conjunction with the Planned Development plan, this will guide infill development and new proposed uses to be consistent with community goals and the vision of the District.