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# SSPRD Master Plan Addendum

City of Lone Tree  
RidgeGate East

MARCH 7, 2018



South Suburban  
PARKS AND RECREATION



*deKoevend Park Run*  
Photo: SSPRD

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# Master Plan Addendum

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*Cornerstone Regional Park*  
Photo: SSPRD

## Purpose of the Lone Tree Addendum

In 2017, the South Suburban Park and Recreation District (SSPRD) completed a Master Plan to establish the foundation of a community-driven vision for the future of the District. SSPRD is an organization that provides both indoor and outdoor recreation amenities to six communities in three counties in the southern Denver metropolitan area. The SSPRD boundary encompasses a 42.5 square mile area and multiple jurisdiction boundaries, including the City of Lone Tree.

By 2021, it is estimated that over 155,000 residents will count on SSPRD to provide parks, trails, open space and recreation facilities and programs. To accommodate growing populations and recreational needs, the District has the opportunity to expand its current inventory and include facilities and amenities at the planned RidgeGate East development located within the City of Lone Tree (see map 1 on page 2).

RidgeGate is a 3,500-acre master-planned community in Lone Tree that is being developed as an urban, mixed-use environment offering a variety of residential, employment, shopping and dining options. **The focus of this addendum is the area east of I-25, known as RidgeGate East, which encompasses 2,200 acres** and is bound on the North by Lincoln Avenue, on the East by First Street, on the West by Interstate-25 and on the South by a major Xcel Energy utility corridor (see map 3 on page 8).

Through a collaborative process among the City of Lone Tree, SSPRD, Coventry Development Corporation, Rampart Range Metropolitan District (RRMD) and current area residents, this addendum establishes expectations and baseline levels of service for the planned parks, trails, open space and recreation facilities within RidgeGate East.

This addendum insures that the planning, design, installation, operations and maintenance of new facilities will align with the four guiding principles of the SSPRD Master Plan:



**1. Quality First:** Consistently create positive experiences for our community. Our most important task is to improve the quality of our offerings and customer service.



**2. Enrich Wellness:** Prioritize wellness by offering close-to-home and affordable indoor and outdoor recreation opportunities to a diverse community. Wellness strengthens bodies, engages minds and refreshes a person's spirit.

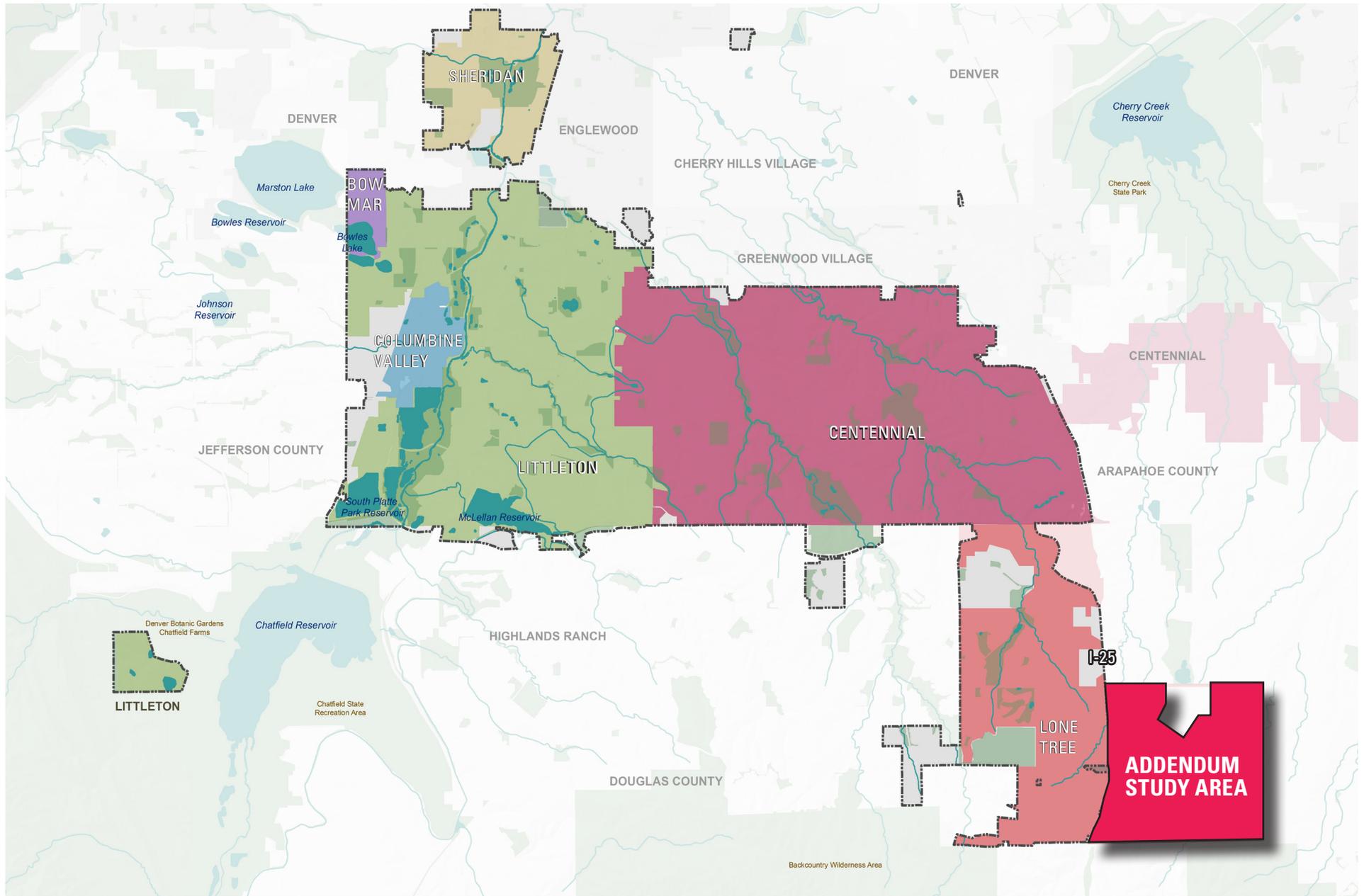


**3. Connect to Nature:** Provide access to open space, natural areas and water recreation while balancing stewardship of these natural resources. Recreating in nature fosters healthy living and provides benefits to emotional and physical well-being.



**4. Lead Sustainability:** Support sustainable practices for managing SSPRD's financial, physical and natural resources. Well-maintained amenities require long-term financial investments. Energy and water efficient operations and maintenance increase our capacity to protect natural resources and invest more in our recreation offerings.

# MAP 1 South Suburban Parks and Recreation System Map



Site Context Map showing RidgeGate East Addendum Study Area in relation to the rest of SSPRD.

## Planning Context

### TIME FRAME AND PROCESS

This addendum responds to two sub-area plans guiding the development of RidgeGate East, and coincides with the fifth amendment to the RidgeGate Planned Development District (PDD). The Lone Tree City Center and East Villages Sub-Area Plans are long-range planning documents that provide development goals and guidelines to achieve a sense of community and maintain consistent levels of development quality throughout RidgeGate East.

The fifth amendment to the PDD is a major amendment to align planning areas with sub-area plan concepts and amend outdated provisions. The RidgeGate PDD, City Center Sub-Area Plan, and East Villages Sub-Area Plan provide a conceptual level of location, programming and approximate sizes of future parks, trails, open space and recreation facilities planned for RidgeGate East (see map 2 on page 4).

Schedule and timing of full build-out of the site is dependent on a number of factors including housing, employment, and economic trends outside the scope of this study. **Planning discussions indicate that full buildout could occur over the course of 20-40 years.** As such, this amendment offers recommendations to best align planned facilities with the SSPRD Master Plan goals and guiding principles as well as Lone Tree expectations for levels of service and quality standards; however, given the relatively long period of development, the goals and measurements offered within this amendment should be revisited and updated as the needs and desires of the community change over time.

### POPULATION AND DEMOGRAPHIC PROJECTIONS

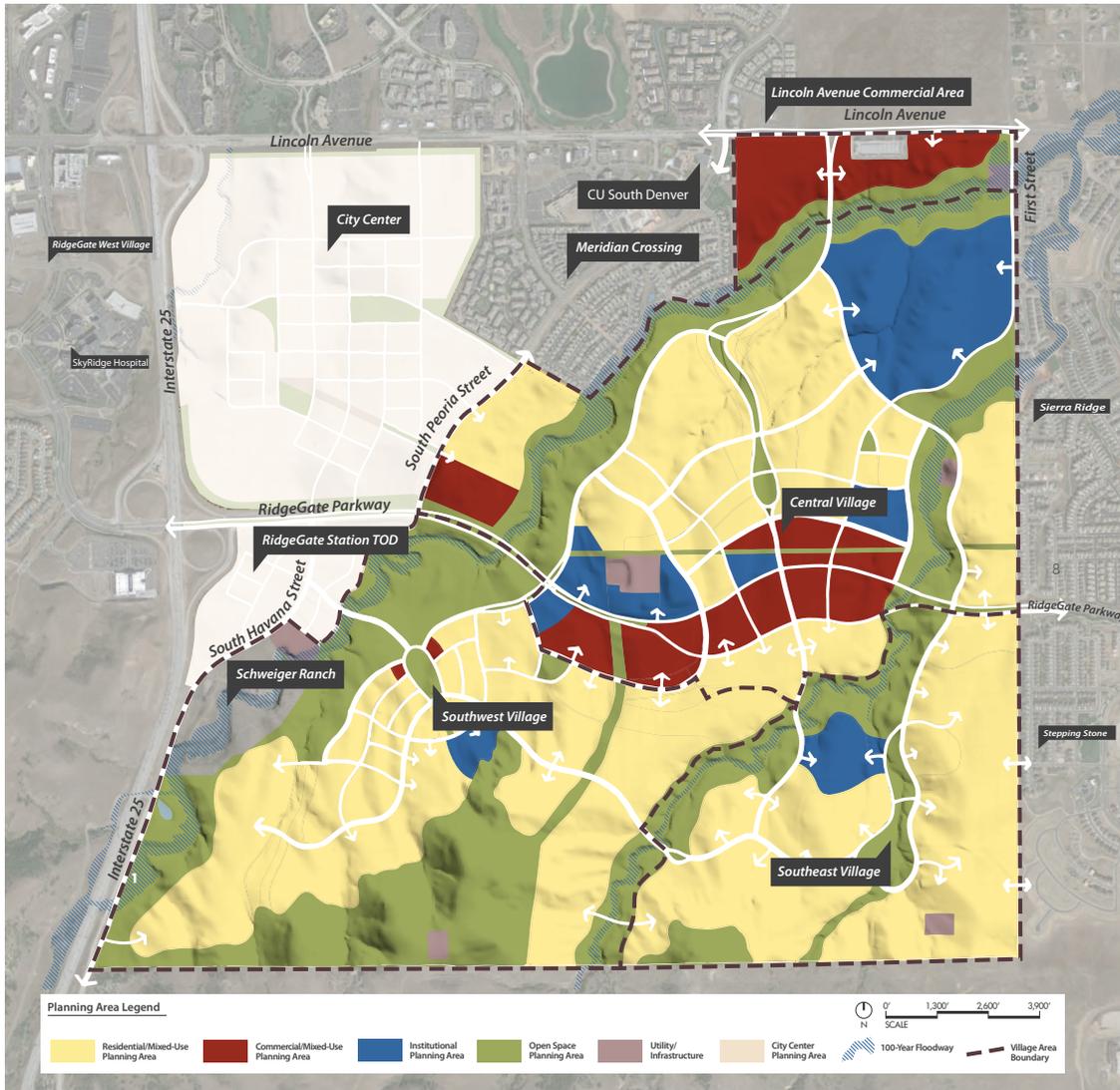
There are approximately 14,000 residents in the City of Lone Tree in 2018. Future populations in RidgeGate East are projected at three levels: low, medium and high. These projections take into account low density, medium density, high density and multifamily housing products (see table 1 below).

The low forecast anticipates 18,000 residents. The medium forecast anticipates 25,000 residents and the high forecast anticipates 30,000 residents. These projections represent populations at full build-out of RidgeGate East. Current planning assumes a medium build-out as the most likely scenario.

**Table 1: City Center and East Village Residential Population Forecast**

Population Forecast	Low	Medium	High
East Villages	14,000	20,000	25,000
City Center	4,000	5,000	5,000
<b>Total</b>	<b>18,000</b>	<b>25,000</b>	<b>30,000</b>

## MAP 2 RidgeGate East Planning Areas



### REGIONAL TRENDS

SSPRD provides recreation to residents within historic Colorado municipalities of Sheridan and Littleton (both founded in 1890) and newer communities of Bow Mar (1958), Columbine Valley (1959), Lone Tree (1996) and Centennial (2001), plus unincorporated areas of three counties (Arapahoe, Douglas and Jefferson counties). The population within the current SSPRD boundaries was approximately 146,000 residents as of 2016. Reflecting state-wide growth, population within SSPRD will rise within the next five years by over 9,400 individuals with the highest growth rates in portions of Littleton, Centennial, Lone Tree and Sheridan.

The age distribution of residents within SSPRD provides insight into how programs and offerings can be tailored to meet needs of residents now and into the future. **Currently 78 percent of SSPRD residents are over the age of 18. This percentage is anticipated to increase to 80 percent by 2021.** These projections have important implications for future parks/facilities planning, design and programming. The City and SSPRD should continue to engage community groups such as the Lone Tree Citizens' Recreation Advisory Committee (CRAC) and the Living and Aging Well in Lone Tree Ad-Hoc Committee to create a system that will meet resident needs and respond to community desires.

Source: Draft RidgeGate East SAP for the East Villages 2017 (Coventry Development and DTJ).



## COMMUNITY PARTICIPATION AND PRIORITIES

Recommendations included in this amendment are the result of a six-month engagement and outreach process with local stakeholders, residents and recreation enthusiasts. The following groups played essential roles in the evaluation of current amenities and planning for future facilities within RidgeGate East:

- **Lone Tree Citizens' Recreation Advisory Committee (CRAC)**

Planning team members met with the Lone Tree CRAC in August 2017 and January 2018 to discuss this parks and recreation planning effort and gain their insight into community needs for the future. The role of this group was to provide guidance during plan development and advise decision makers.

- **Development Advisory Group**

To foster clear communication among all parties involved in the planning of RidgeGate East and gain consensus on addendum recommendations, the planning team engaged a Development Advisory Group composed of members from Coventry Development Corporation and its planning and design consultants, RRMD representatives, South Suburban Park and Recreation District and the City of Lone Tree.

- **Focus Groups**

The planning team engaged two focus groups for a series of in-depth discussions about current SSPRD offerings in the City of Lone Tree, community needs and desires, and the potential for regional partnerships in the development of planned amenities in the region. These discussions fostered important recommendations for the amount, size and quality of parks, trails, open space and recreation facilities at RidgeGate East.

- **Community Open House**

Following focus group discussions, the planning team participated in two Community Open House sessions hosted by Coventry Development Corp. at the Lone Tree Hub in November 2017. Here, residents had the opportunity to learn more about planned amenities and key takeaways from the focus group sessions as well as ask questions and provide feedback on planned facilities.



Arapahoe Park

Photo: SSPRD

## STAKEHOLDER PRIORITIES

Engagement sessions with local community members and stakeholders highlighted three major priorities for the future expansion of the parks and recreation system east of I-25.

- 1. Maintaining high level of service is important.** Participants expressed concern for the capacity of existing facilities in the face of growing populations and new residents. When considering the potential for new facilities in RidgeGate East, stakeholders described an interest in a recreation center, a large park to accommodate city-wide events and more outdoor pools.
- 2. Variety in program offerings will support the growing community.** When asked about future programs participants would like to see in the area, programs ranged from active outdoor recreation facilities, like single-track mountain biking, to indoor meeting spaces for local clubs. Future program offerings in the sub-areas should consider the changing demographics of the region and provide flexibility in design to allow for new program types that may not currently be available in the District.
- 3. Well-connected and high-quality trail experiences are an important part of the community.** Community members highly value the existing trail system in their neighborhoods and have expectations that RidgeGate East will include a robust network internal to the sub-areas that connects outside to the rest of Lone Tree and surrounding regional facilities. There is great interest in trail signage and the potential for interpretive experiences.

## Site Opportunities and Constraints

### NATURAL FEATURES

The potential for new parks, trails and open space amenities in the RidgeGate East Villages and City Center areas present great opportunities for the City of Lone Tree and SSPRD. The site possesses major natural features, including two drainage and wildlife corridors, gently undulating topography and a southern boundary of bluffs.

These landscapes offer access to nature for future residents. **The bluffs are a unique natural feature in the region with great views and the potential for new trails and other recreational activities.** Happy Canyon and Badger Gulches provide future residents and visitors with access to a riparian corridor habitat and opportunities for memorable experiences. The site also includes the historic landmark of Schweiger Ranch. The ranch is the principal historic resource in the City of Lone Tree and an important cultural asset for the region (see map 3 on page 8).

The site's natural features can create some constraints as well, including significant areas of undevelopable land located in floodplains or along steep slopes. There are also two large utility corridors and easements that cross the center of the site that create both opportunities for recreation but also limitations in usability and experience.

### ACCESS AND DESTINATIONS

The site incorporates the Regional Transportation District (RTD) Southeast Rail Line. Two new light rail stations, one in the City Center and one at the end-of-the-line south

of RidgeGate Parkway are under construction. Service is anticipated to begin in 2019 connecting residents and employees to regional destinations including Downtown Denver and Denver International Airport.

The RidgeGate East parks and recreation network has the potential to become a destination itself, connecting commuters to a future regional park, gateway opportunities to the bluffs and future regional trail connections to the Rueter-Hess Reservoir (owned by Parker Water and Sanitation District PWSD), which is located south of RidgeGate East. Adjacent residents of existing development including the neighborhoods of Meridian, Stepping Stone and the Canyons could be potential parks and recreation visitors.

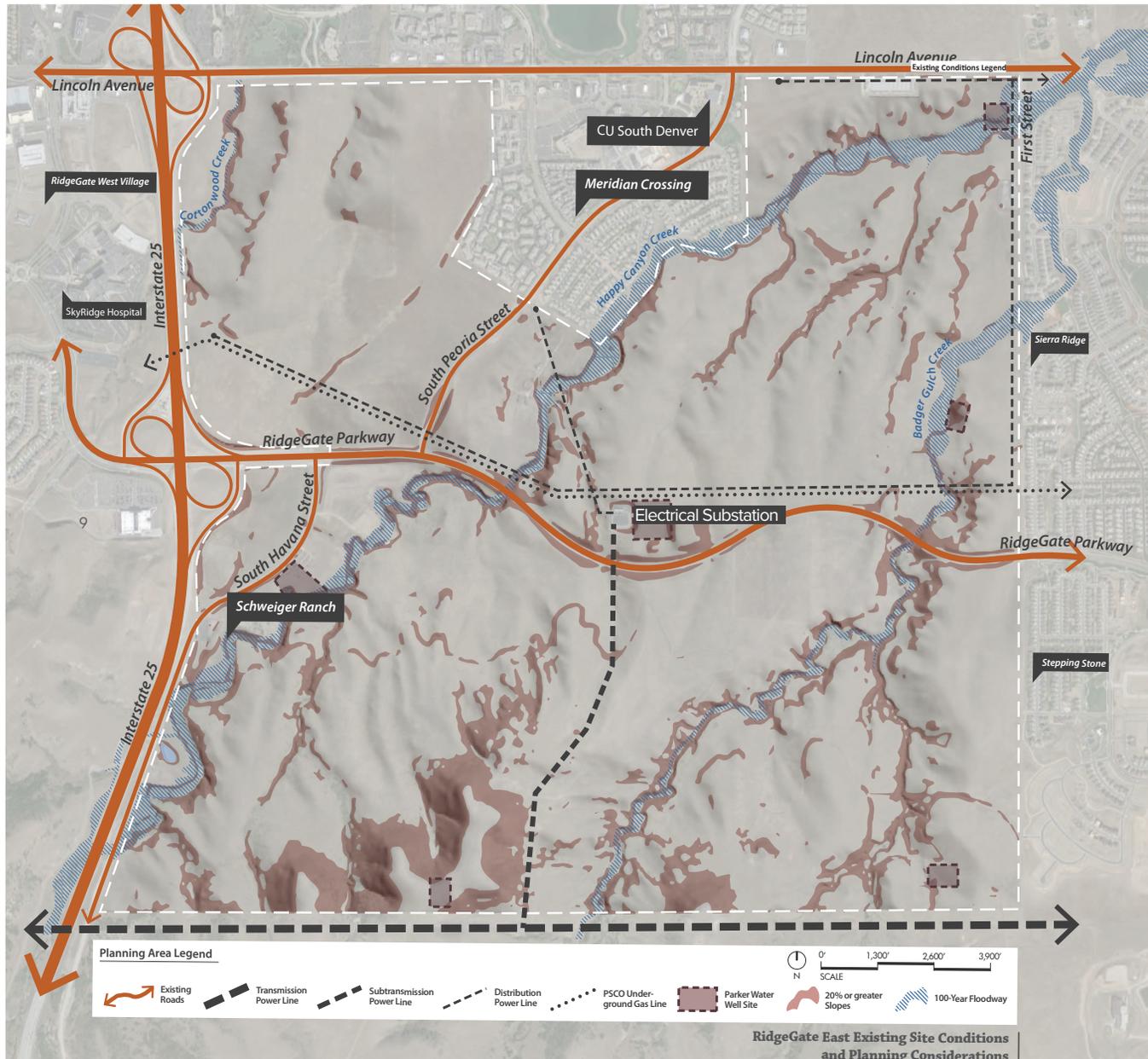
### GRADING

Naturally occurring steep slopes and floodplains will limit the developability of some lands for traditional park use that require 2-3% slopes, such as sports fields, basketball courts, tennis courts, and other uses. In addition, the City Center area will require extensive grading (cut) to meet building height restrictions due to Centennial Airport located to the north of the site.

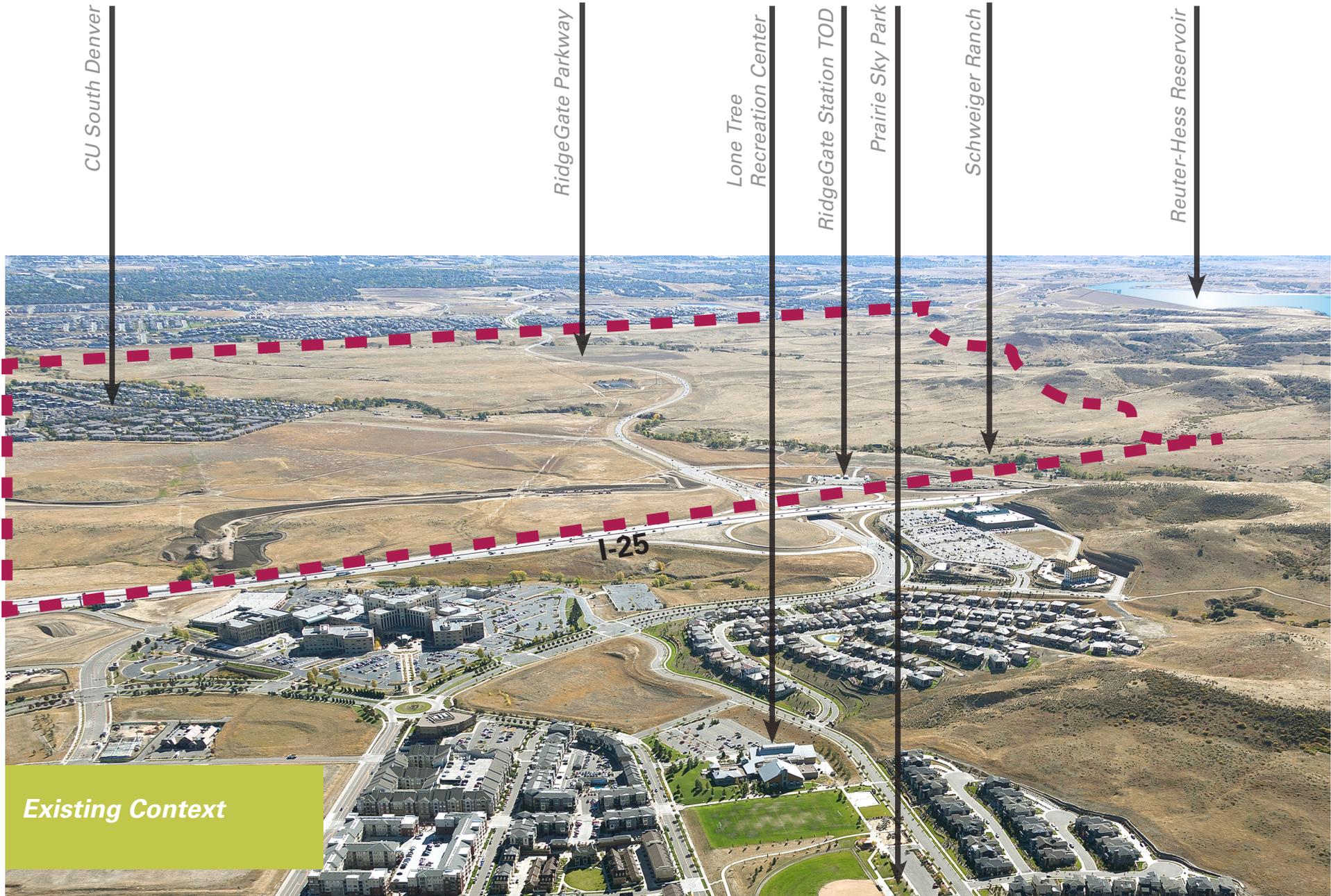
### SUMMARY

The site offers amazing natural resources and opportunities to create regional open space recreation destinations. Slope considerations will be key to determine developability for parkland.

# RidgeGate East Existing Site Conditions and Planning Considerations



Source: Draft RidgeGate East SAP for the East Villages 2017 (Coventry Development and DTJ).



CU South Denver

RidgeGate Parkway

Lone Tree  
Recreation Center

RidgeGate Station TOD

Prairie Sky Park

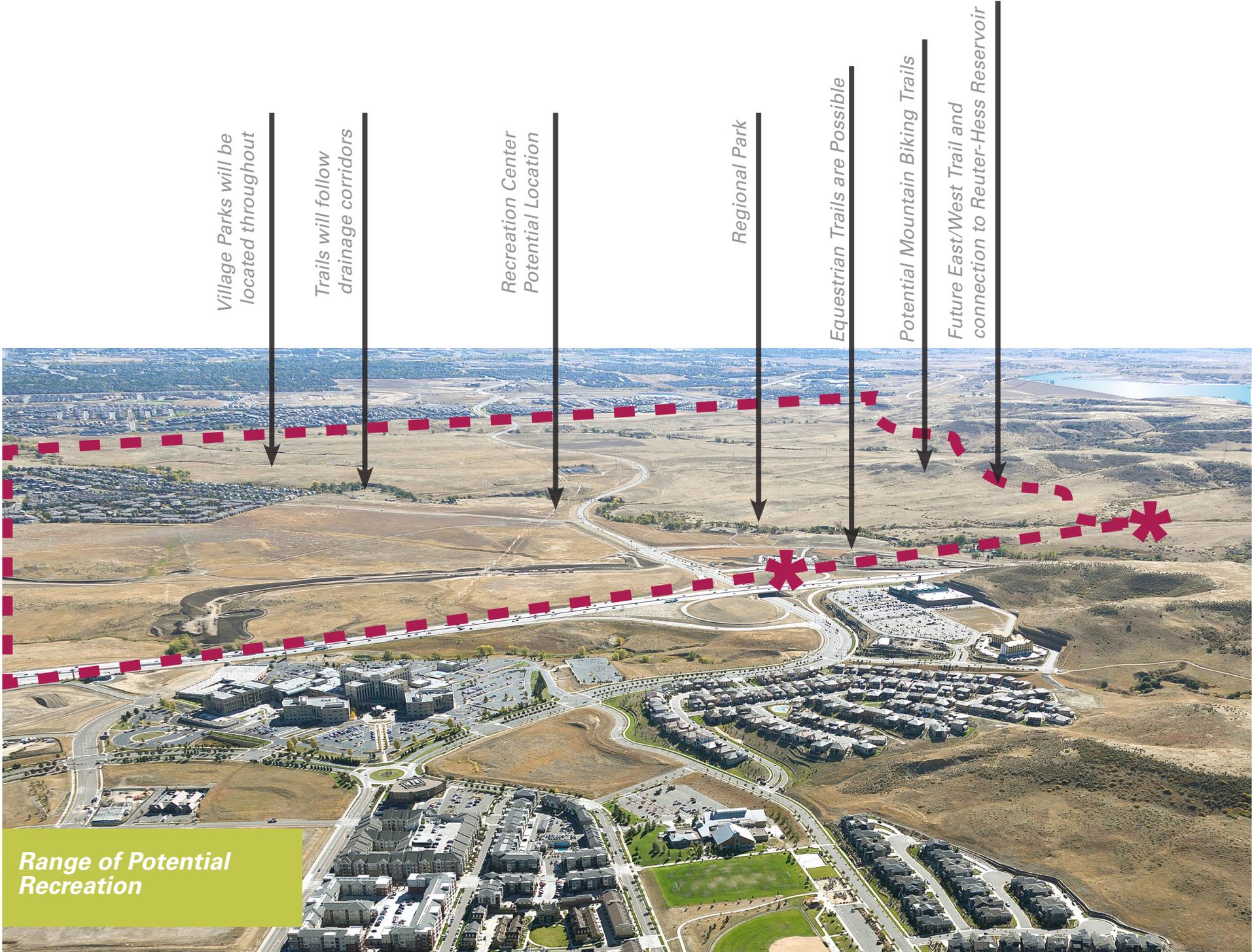
Schweiger Ranch

Reuter-Hess Reservoir

I-25

Existing Context

■ ■ Area Boundary



**Range of Potential Recreation**

# Level of Service Assessment + Recommendations

## Planned Parkland Inventory

Included in the RidgeGate East Villages Sub-Area Plan (SAP) and the Lone Tree City Center Sub-Area Plan is the provision of 404 acres of open space including both developable and non-developable land along drainageways and on slopes of varying grades. The plans also include approximately 148.5 acres of park and public space and 70-125 acres of un-sited neighborhood parks in the East Villages as part of that Sub-Area Plan's requirement.<sup>1</sup>

**Table 2: Planned Parkland in RidgeGate East**

Parkland/Facility Type	Planned Acreage
One recreation center	11 ac
Regional Park	65 ac
Village Parks	58 ac
Open Space	404 ac
Public Space in City Center	14.5 ac
<b>TOTAL</b>	<b>552.5 ac</b>

The provision requires the developer to provide five park acres per 1,000 future residents. **This will increase the potential total acreage for SSPRD to 622 acres for a low estimate population, 652 acres for a medium estimate and 677 acres at the high estimate population.** There is also the opportunity for SSPRD to assume or share the programming and maintenance of the existing Schweiger Ranch, a 38-acre property.

The total parkland acreage acquired by SSPRD will be determined through subsequent planning and build out processes. The City of Lone Tree will work with SSPRD and the developer to create master park plans for the three main villages of RidgeGate East, as well as the Couplet District and the Lincoln Avenue Commercial District. Individual parks will be subject to SSPRD site plan process. SSPRD's interest in RidgeGate East parkland focuses largely on regional parks, community parks, neighborhood parks and area open space, which is consistent with their existing program level of service and guiding principles.

1. The provision of 5 parkland acres per 1,000 future residents is applicable to the RidgeGate East Villages Sub-Area Plan only. This standard could provide an additional 70 acres at a low projection, 100 acres for a moderate population projection and 125 acres for high projections.

## Parkland Level of Service Analysis + Recommendations

Parkland at RidgeGate East includes both park and open space sites. There are 538 acres of total planned parkland at RidgeGate East Villages and 14.5 planned acres at City Center for a total of 552.5 acres. The analysis evaluated this total planned parkland with the addition of projected parkland acres to meet the five park acres per 1,000 residents against the projected populations at low, medium and high population forecasts. Table 3 provides a level of service (LOS) number indicating available park acres per 1,000 planned residents.

**Table 3: Level of Service (LOS) as Parkland Acres per 1,000 Residents**

Forecast Level	LOW Population	MEDIUM Population	HIGH Population
LOS (Acres per 1,000)	34.58ac per 1,000	24.90ac per 1,000	22.22ac per 1,000

The LOS of the existing South Suburban Park and Recreation District’s parkland offerings is 20.70. **When compared with table 3 forecast levels, this indicates that the planned parkland at RidgeGate East exceed current LOS within the District based on total acreages and planned residents.** If these planned sites are broken into SSPRD park-type classifications (see table 4), the planned facilities generally “meet or exceed” SSPRD LOS for each park type. Additional open space west of I-25 will be dedicated to the City of Lone Tree; this open space is not included in the benchmark table 4 as it lies outside the study area boundary.

**Table 4: Level of Service (LOS) by Park Type and Sub-Area Plan (SAP) Population**

SSPRD Park Type	SSPRD Acres per 1,000 Benchmark	Equivalent Sub-Area Plan (SAP) Park Type	SAP LOS for Low Pop.	SAP LOS for Medium Pop.	SAP LOS for High Pop.
Neighborhood Park	2.9	Village Park*	7.11	6.32	6.10
Community Park	2.0				
Mini Park	N/A	City Center Space	.81	.58	.48
Regional Park	1.7	Regional Park	3.61	2.60	2.17
Open Space	14.6	Open Space	22.44	16.16	13.47

\* The Sub-Area Plan Village park type could fit into either the SSPRD Neighborhood or Community park classification.

# Level of Service Assessment + Recommendations

## PLANNED VILLAGE PARKS

The Sub-Area plan “village parks” will play an important role in the recreation network (see map 4 on page 16). As SSPRD “community parks,” they serve as a focal point for community-wide activities and provide facilities that serve broad purposes, balancing active and passive recreation needs. This park type should allow for group activities and other recreational activities not feasible nor desirable at a neighborhood scale due to noise, lights, traffic, etc. **It will be important that adequate community park space is dedicated to the City of Lone Tree in order to meet the needs of future residents and maintain consistency with the SSPRD level of service.**

## STAKEHOLDER DESIRES

The stakeholder engagement process revealed that larger park spaces are a priority for the growing community. Stakeholders value outdoor community events, such as the Lone Tree Independence Day Celebration and the summer concert series, and concern that the current space, at Sweetwater Park, will not be able to accommodate the growing population. **Community members expressed an interest in a permanent stage or an amphitheater at a new park space to support current programs and expand the capacity of the City to accommodate large events.**

Flexibility in park programming will be an important feature of future plans to allow for new parks and facilities to respond to community needs and desires, such as stakeholder need for additional sports fields.

The City and SSPRD should work with the Master Developer (Coventry Development Corporation) and future developers or builders to create medium- to large-sized community parks with developable space for fields, events and community programming.

The need for and appreciation of access to open space in Lone Tree is also a priority for stakeholders. **Participants expressed that the “sense of openness” is an important element to the current open space program, as are the native landscapes of region.**

There is also interest in integrating educational programs and signage into the open space network in RidgeGate East. These programs may provide South Suburban and the City of Lone Tree with an opportunity to develop partnerships with local businesses, future Douglas County Schools and the University of Colorado South Denver.

## PLANNED ACCESS

An important feature of successful parkland is its accessibility by the community. As part of the planning process, the development team evaluated potential park access by future residents. **The evaluation indicates that the majority of planned residences will be within a half-mile, or 10-minute walk to a parkland.** There are only a few planned residential locations that fall outside the walking radii but are located near open space or trails.



*Lacrosse at Cherry Knolls Park*

Photo: SSPRD

# Level of Service Assessment + Recommendations

## Trails

The RidgeGate East Sub-Area plans include an estimated 15.75 miles of regional and local multi-use trails. These include the 3.61 mile-long regional trail, known as the East-West Trail that will be constructed in 2018-19, crossing the southern end of the site and traversing diverse topography along bluffs and planned open space. Today, the plan for the RidgeGate East trails is conceptual; the alignment and design of these routes will be studied further in future phases of the project.

Trails are an important recreational element for Lone Tree residents.

**Stakeholders envision a robust and safe trail network that connects diverse users to and from destinations within and outside RidgeGate East.** Trails that connect to the rest of Lone Tree, west of the study area, are of particular interest to existing residents for access and exchange between Lone Tree old and new. The current sub-area plans indicate three main connections into and out of the new development. The City and SSPRD should work with developers and other potential partners to create a network that takes advantage of proximity to other recreation facilities, such as the Rueter-Hess Reservoir, and destinations, like the CU South Denver campus facility.

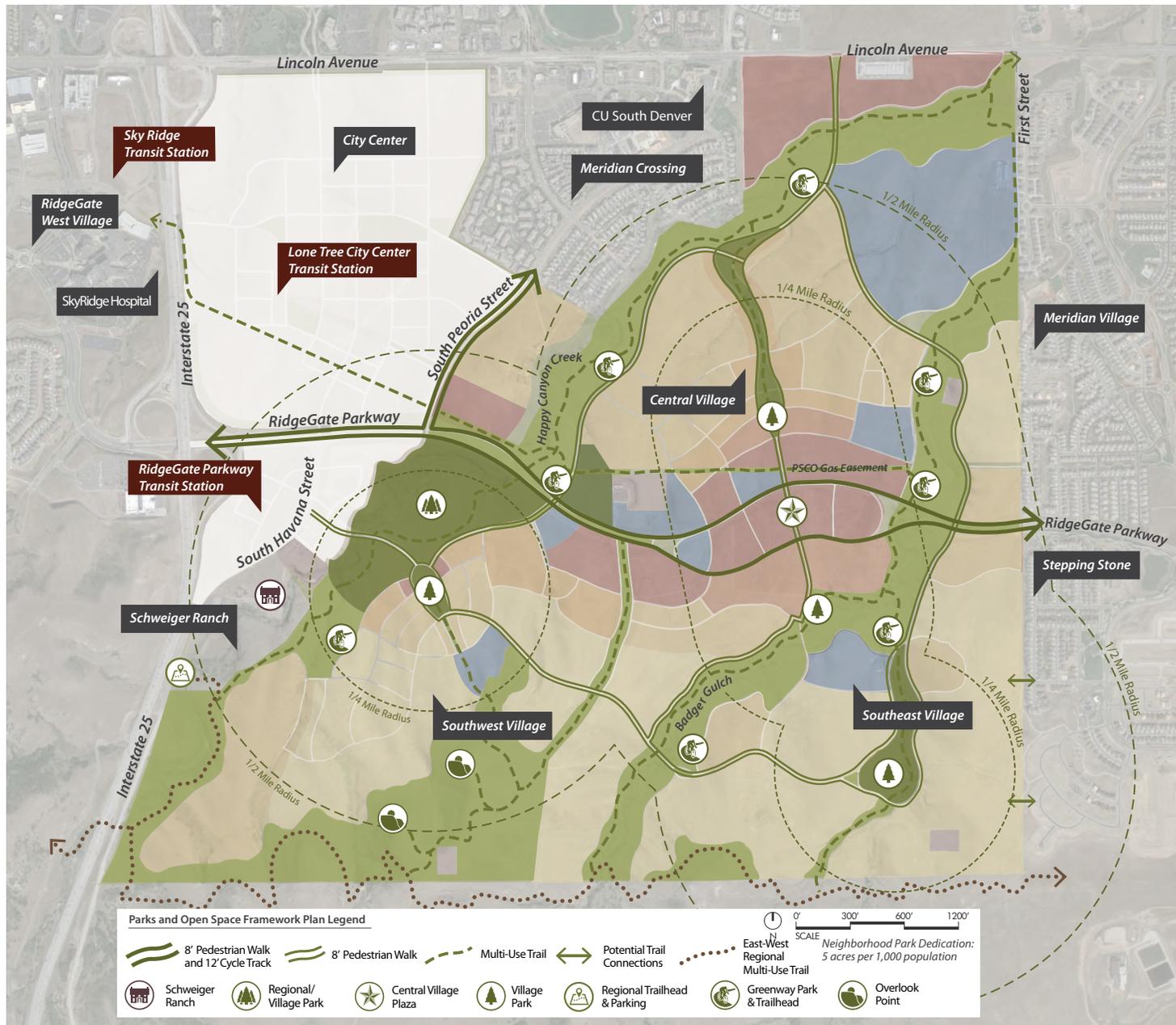
Stakeholders consider a variety of trail uses, surfacing, user separation and trail amenities to be important design criteria. Focus group participants indicated particular interest in single-track mountain biking trails, wayfinding/interpretive signage and restrooms along trails. The future design of trails in RidgeGate East should meet SSPRD standards for trail design.

**The location of trailheads throughout the system should consider colocation opportunities for shared parking with schools, the transit station, the future recreation center and potential community park locations.** Trailheads located in residential areas should consider parking options and regulations. Additionally, a clear hierarchy of trails and separation for various uses including cycling, walking and jogging will be critical site planning decisions and is a top concern from the community. Both within the District and regionally, individuals share the desire for a variety of trail experiences from regional, open space hiking to neighborhood trail loops in nearby parks. SSPRD will activate the trail corridors with features such as fitness stations, benches, BBQ areas, wildlife viewing areas and parking areas as appropriate.



*Hoofin' It Through the Hollows 2016*  
Photo: SSPRD

# RidgeGate East: East Villages Parks and Open Space Framework Plan



Source: Draft RidgeGate East SAP for the East Villages 2017 (Coventry Development and DTJ).

# Level of Service Assessment + Recommendations

## Recreation Amenities and Facilities

### FACILITIES AND PROGRAMS

Local stakeholders express great interest and excitement about the potential for expanded recreation programs and amenities at RidgeGate East. There is a concern that current facilities are reaching capacity and will not be able to accommodate additional populations. **Focus group participants noted that recreation centers, outdoor pools, sports fields and an ice arena are of particular concern.**

City Center and RidgeGate East Villages Sub-Area Plans both include general recommendations for potential programming of parkland spaces; however, these recommendations do not specifically indicate what types of amenities or facilities may be installed at each park site. The plans do include a location for a recreation center, but does not indicate what square footage may be allocated to this facility. The current location of the recreation center on the sub-area plans has been discussed with SSPRD and Lone Tree. The site should be connected through a trail network to other park and open space and trail access sites. Preference is to locate that facility adjacent to the regional park site and be connected through the trail network to destinations including the City Center, safe routes and crossings to schools and the City Center and RidgeGate RTD Stations.

There is interest from SSPRD in the development of a sports complex to accommodate tournaments and large-scale rentals, and set the District and the City apart from other entities. This concept also garnered interest from focus group participants, who expressed a desire for a sports complex or “field house.”

Other resources for sports fields will be additional planned school facilities within the RidgeGate East Community. Joint-use agreements between SSPRD and area school districts has facilitated successful programming throughout the District and should be explored at future schools in the development.

Popular sports in the area include tennis and pickleball, which can be accommodated within the same space through multi-striping for flexible courts, as well as both indoor and outdoor facilities. Today the District has six dedicated outdoor pickleball courts, 12 indoor pickleball courts, and 50 outdoor tennis courts. Projections indicate a potential need for an additional 6-10 tennis courts, which could be shared-use facilities for both tennis and pickleball. Pickleball, in particular, is a sport with regional growth and future demand could well exceed current benchmarks depending on the population of RidgeGate East.

### FACILITY BENCHMARKING & TRENDS

This addendum considers the potential need for additional recreation facilities based on low, medium and high population forecasts at full build-out of RidgeGate East. This projection uses the current ratio of population to available facilities in SSPRD as a benchmark. The appendix includes specific recreation amenity benchmarks for reference.

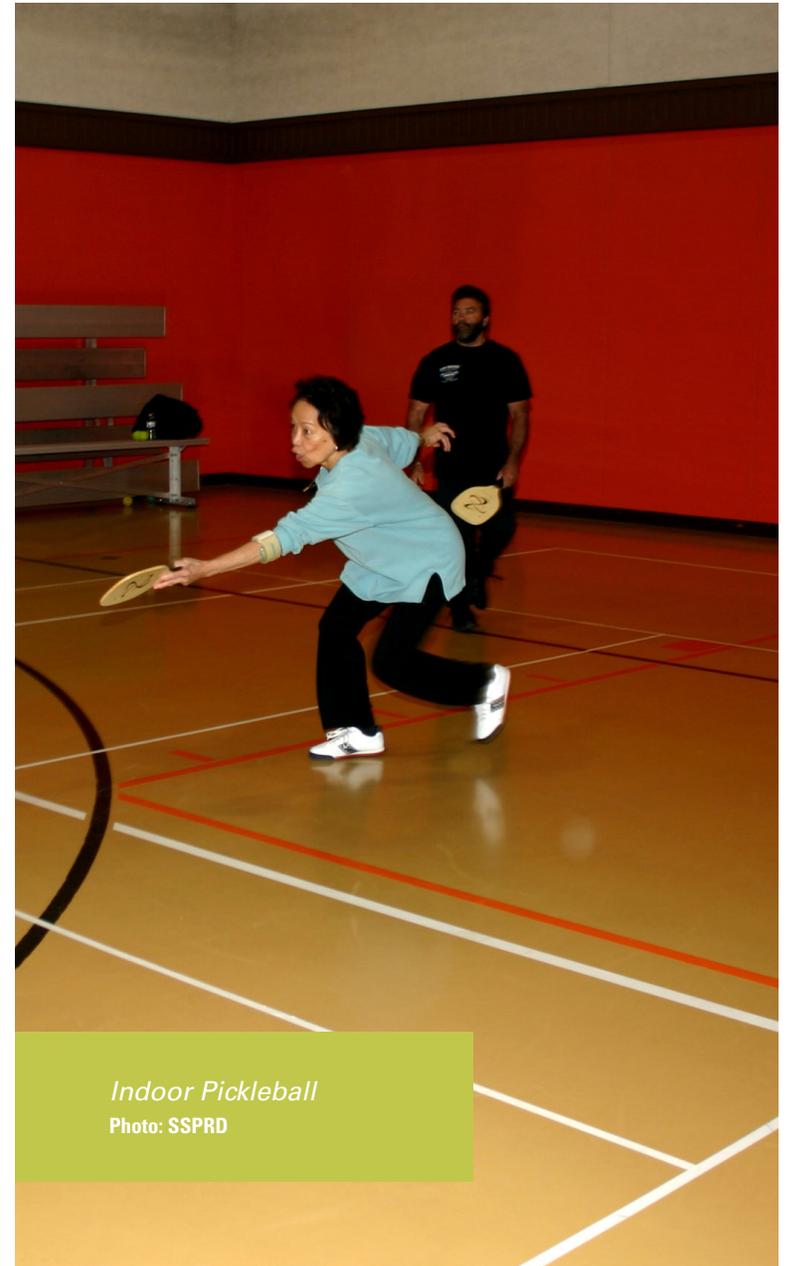
**Future planning of amenities and facilities in RidgeGate East should consider these projections as reference numbers and understand that in cooperation with the City and SSPRD, there is flexibility in the number and types of amenities to be accommodated in the sub-areas. Partnering with entities like schools to share sports fields and other recreation amenities will be key to meet the needs of the projected population.**

The percentage of residents aged 65 and older is growing in the region and recreation amenities and programs like Silver Sneakers, arts and cultural programs and loop trails are anticipated to be in higher demand. Senior focus group participants expressed interest in more indoor meeting spaces for clubs, gardens and additional programming for seniors.

Other facilities that resonated with stakeholders are an additional off-leash dog park on the east side of Lone Tree as well as a skate park. Projections indicate there is also a need for another botanical or display garden. The inclusion of Schweiger Ranch into the RidgeGate East parks and recreation network has the potential to serve some of these needs and interest from Schweiger Ranch representatives has been expressed to host gardens at this site.

## Facility Design and Construction

A tenant of the South Suburban Parks and Recreation Master Plan is Quality First; the District aims to consistently create positive experiences for the community through design standards and maintenance regimens that reflect the community's expectations. **New facilities at RidgeGate East should reference SSPRD's design standards and maintain consistency with the aesthetic quality and character established by the City of Lone Tree's existing facilities and the Sub-Area Plans.** Planning and design of new facilities should continue to be a coordinated effort between the City of Lone Tree, SSPRD, the developers, Lone Tree residents and key stakeholders including major employers.



*Indoor Pickleball*  
Photo: SSPRD

# Dedication Guidance

## Considerations for Low, Medium and High Population Build-Out Scenarios

Depending on the actual buildout over the next 20-40 years, the population densities could vary and create different park, trail and facility needs than currently anticipated. For example, if the City Center or portions of the East Villages develop with more multifamily housing than anticipated, this could create higher demand in those areas for amenities like dog parks, neighborhood parks and connectivity to the RidgeGate East trail network. **Over time, the density of development should be monitored, and parks and recreation levels of service adapted to reflect the current community needs and desires.**

## Overviews of Maintenance Ownership and Operation Responsibilities

The future ownership, operations and maintenance of parks, trails, open space and recreation facilities at RidgeGate East will involve multiple parties including the City of Lone Tree, South Suburban Parks and Recreation, Rampart Range Metro District and potentially a number of future Home Owners Associations.

**As the area develops over time, the dedication of these spaces to future owners and operators will be negotiated through different resources and governing documents including the SSPRD/City of Lone Tree Intergovernmental Agreement (IGA), the Sub-Area Plans, Master Neighborhood Plans or Village Parks Master Plans and subdivision plats.** The majority of parks will be dedicated at the time of platting or when SSPRD secures funding for improvements. SSPRD's interest in the ownership, operations and maintenance of future parks is generally focused on park sites over four acres in size. The regional park will be dedicated upon the City's request.



*Ribbon Cutting for Creekside Experience*  
Photo: SSPRD

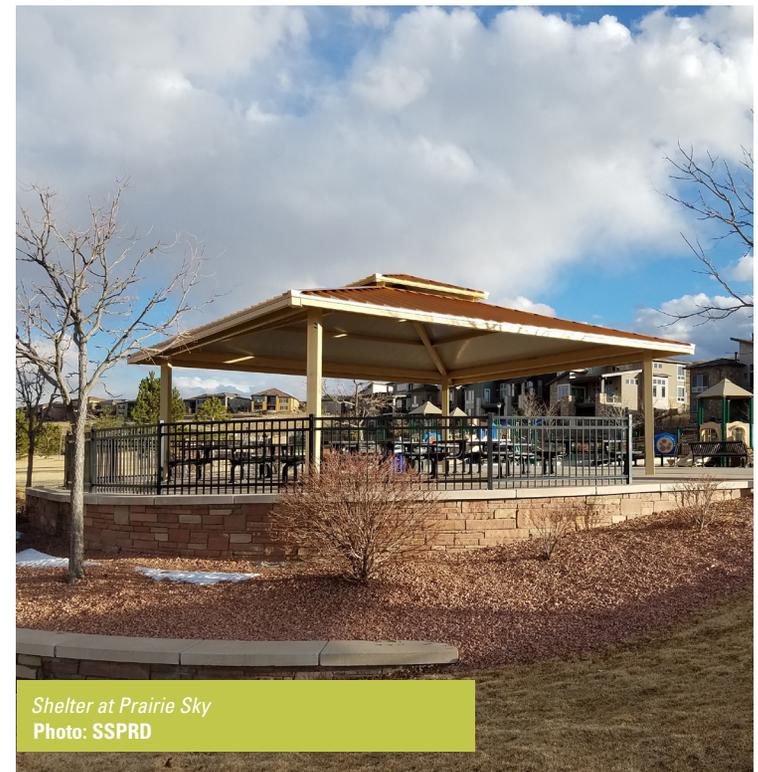


*Class at South Platte Park*  
Photo: SSPRD

## Site Criteria

The Sub-Area Plans, Master Neighborhood Plans, Village Parks Master Plans, subdivision plats, SSPRD park site plans and/or subdivision plats will outline expectations for the condition of facilities at the time of dedication. Descriptions of these conditions should include specific guidance for the following site characteristics:

- Existing topography, amount of overlot grading required (SSPRD requires 2-3% finished grade for parkland/facility including parks, recreation center, and play/sports fields) before land is accepted. This requirement is not applicable to open space.
- Utilities should be located on the perimeter of the park or trail corridor. Coordinate routing with SSPRD and the City.
- Parking or shared parking with school sites.
- Financial feasibility to develop parcel (floodplain, topography, etc.).
- Connectivity of all park classification types to trail network.



# Regional Opportunities and Recommendations

## Trail Connectivity Recommendations

**The RidgeGate East site is surrounded by a network of great existing and planned trail systems.** To the north, the C-470 and E-470 trail, also known as the Centennial trail, is a 13-mile long paved pathway located alongside Highway C-470. The trail extends from the Mary Carter Greenway at the west end in Littleton to where it meets the Cherry Creek Trail to east of Jordan Road in Parker. The trail goes through miles of high prairie grasslands and is open to bikers and pedestrians.

### NORTHERN TRAIL CONNECTIVITY

At the northeast corner of the RidgeGate East site, the planned Badger and Happy Canyon Gulch trails meet. Working with adjacent jurisdictions, the City and SSPRD should explore the potential of extending this trail through the Grand View Estates to meet up with the Happy Canyon Trail northern extension and the Centennial trail at the intersection of E-470 and South Chambers Road.

### EASTERN TRAIL CONNECTIVITY

To the east of the site, the Cherry Creek Trail intersects with Main Street between Jordan and Parker Roads. The Cherry Creek Trail is a 42-mile paved pathway that travels from Downtown Denver and ends at Franktown, east of Castle Rock. The trail is a popular, paved recreational and commuter trail and could offer RidgeGate East residents an alternative method of transportation to/from work for those working in Downtown Denver or the Denver Tech Center. Extending the planned pedestrian walk and cycle track eastward (beyond Lone Tree's eastern border) along RidgeGate Parkway would better connect residents with this important regional trail.

### SOUTHERN TRAIL CONNECTIVITY

To the southeast, the Reuter-Hess Reservoir offers a myriad of recreational opportunities. There is a planned connection from the East-West trail, located within RidgeGate East, to the Westfork Trail, a link that could connect the East-West trail to the Reuter-Hess Reservoir's series of trails, loops and play areas. This planned link will require coordination between Parker Water and Sanitation District, the City of Lone Tree, SSPRD and developers to make this important connection and open up access to this great amenity for RidgeGate East residents.

### WESTERN TRAIL CONNECTIVITY

West of the site, the East-West trail continues through the RidgeGate West Open Space, the Bluffs Regional Park and further west into Douglas County. There is also an important north-south connection, the Willow Creek Trail. This SSPRD trail is 6.1 miles long and extends from Holly Park Open Space to Heritage Hills Circle, to Lincoln Avenue, Bluffs Regional Park and the RidgeGate West Villages. There are opportunities to connect to this trail along Lincoln Avenue, Ridgegate Parkway and through to the East-West Trail (beyond the RidgeGate East's western border).

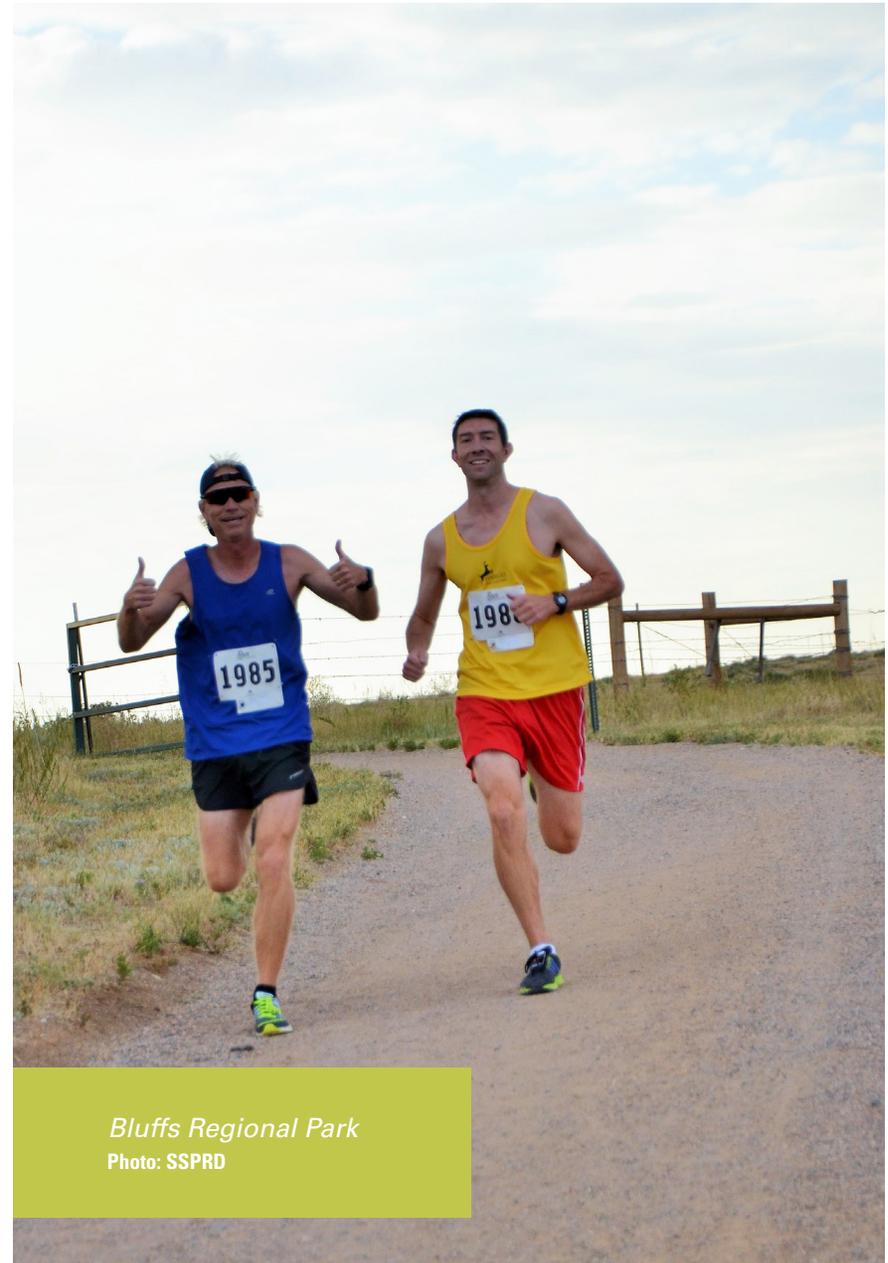
## Regional Park Considerations

In the SSPRD system, the purpose of a Regional Park is to provide facilities and recreational amenities for residents throughout a region. These parks typically protect large areas with natural

resource values of regional significance and provide recreational opportunities for nature-oriented, outdoor recreation as well as features such as playgrounds, group picnic shelters, walking trails and athletic facilities. **The RidgeGate East regional park should match SSPRD's goals for site characteristics, which include an emphasis on achieving a balance between resource protection and public use.** Portions of the site should be relatively flat to accommodate fields and multiple facility types. The park site should avoid significant barriers to development, such as excessive land area in the floodplain or utility encumbrances. Site features such as the gulch, water bodies, and connection to the historic Schweiger Ranch should be key features, celebrated by the design of the park and accessible to users.

## Partnership Opportunities

Stakeholders identified a number of entities that may provide important partnerships in future park, trail and open space development, including Douglas County, Douglas County School District, Douglas County Division of Open Space and Natural Resources, Urban Drainage and Flood Control District, CU South Denver, future HOAs, Rampart Range Metro District, Xcel Energy, area water districts and Schweiger Ranch. **Concerted efforts between the City, SSPRD, the developer and groups such as these can offer great opportunities for education, health and recreation with mutual benefits for the groups involved and the future community.**



*Bluffs Regional Park*  
Photo: SSPRD