

CITY OF CASTLE PINES, COLORADO

**CITY COUNCIL RESOLUTION NO. 19-28 RATIFYING AND APPROVING THE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-PZ-R-01
APPROVING AMENDMENTS TO
THE CITY OF CASTLE PINES COMPREHENSIVE PLAN**

WHEREAS, on April 12, 2016, the City of Castle Pines Comprehensive Plan (the “2016 Comprehensive Plan”) was adopted by the Planning and Zoning Commission (the “Commission”) pursuant to Resolution PZ No. 2016-PZ-R-01 and ratified and approved by City Council of Castle Pines (the “City Council”) pursuant to Resolution No. 16-10; and

WHEREAS, the Commission is authorized per Section 3301.03 of the City of Castle Pines Zoning Ordinance and C.R.S. §§ 31-23-201, *et seq.*, to make amendments to the 2016 Comprehensive Plan following published notice of and a public hearing on the proposed amendments, and subject to ratification and approval of the amendments by the City Council; and

WHEREAS, in accordance with C.R.S. § 31-23-208, on October 24, 2019, following the required published notice, the Commission held a public hearing on proposed amendments to the Future Land Use Plan map, the Parks, Recreation + Amenities Framework map, the Economic Development Framework map, the Housing Framework map, and the Existing Land Use + Growth Areas map of the 2016 Comprehensive Plan (collectively, the “Amendments”); and

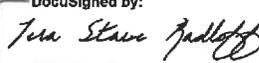
WHEREAS, after consideration of the City staff report and the City staff’s presentation on the changed physical, social, and economic conditions in the City since adoption of the 2016 Comprehensive Plan and the consistency of the Amendments with the 2016 Comprehensive Plan, the Commission adopted Resolution PZ No. 2019-PZ-R-01 approving the Amendments to the 2019 Comprehensive Plan; and

WHEREAS, the City Council desires to ratify and approve Resolution PZ No. 2019-PZ-R-01 of the Commission.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE
CITY OF CASTLE PINES, COLORADO, THAT:**

In accordance with C.R.S. § 31-23-201, *et seq.* and section 6.3 of the City of Castle Pines Home Rule Charter, Resolution 2019-PZ-R-01 of the Commission, attached hereto and incorporated herein as **Attachment 1**, is hereby ratified and approved by the affirmative vote of a majority of the City Council present for passage.

ADOPTED by a vote of 7 in favor and 0 against this 12th day of November 2019.

DocuSigned by:

By: _____
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Tera Radloff, Mayor

ATTEST:

DocuSigned by:
Tobi Basile
By: _____
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Tobi Basile, City Clerk

APPROVED AS TO FORM:

DocuSigned by:
Linda C. Michow
By: _____
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Linda Michow, City Attorney



ATTACHMENT 1

**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-PZ-R-01
APPROVING AMENDMENTS TO
THE CITY OF CASTLE PINES COMPREHENSIVE PLAN**

RESOLUTION NO. 2019-PZ-R-01

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CASTLE PINES, COLORADO APPROVING AMENDMENTS TO
THE CITY OF CASTLE PINES COMPREHENSIVE PLAN**

WHEREAS, the City of Castle Pines (the “City”) Planning and Zoning Commission (the “Commission”) is authorized per Section 3301.03 of the City of Castle Pines Zoning Ordinance and C.R.S. §§ 31-23-201, *et seq.*, to adopt and make amendments to the City of Castle Pines Comprehensive Plan, subject to ratification and approval of the plan and any amendments thereto by the City Council of Castle Pines (the “City Council”); and

WHEREAS, the current City of Castle Pines Comprehensive Plan (the “2016 Comprehensive Plan”) was adopted by Planning and Zoning Commission Resolution PZ No. 2016-PZ-R-01 and ratified and approved by City Council Resolution No. 16-10 on April 12, 2016; and

WHEREAS, since the 2016 Comprehensive Plan’s adoption, the City has experienced changing physical, social and economic conditions; and

WHEREAS, in consideration of and response to these changes, the City’s Department of Community Development (the “Department”) proposes for the Commission to amend the Future Land Use Plan of the 2016 Comprehensive Plan by re-designating the Land Use Category of land: (1) in the far northeast area of the City from Neighborhood Conservation/Open Space to Park, (2) along the west side of the Interstate 25 corridor from Mixed-Use Neighborhood to Neighborhood Village, and (3) along the west side of Interstate 25 from Park to Mixed-Use Community (collectively, the “Future Land Use Plan Amendments”), all as shown on page [67] of the City of Castle Pines Comprehensive Plan attached hereto as **Exhibit A** and incorporated herein by reference (the “2019 Comprehensive Plan”); and

WHEREAS, the Department proposes additional amendments to the Parks, Recreation + Amenities Framework map, the Economic Development Framework map, the Housing Framework map, and the Existing Land Use + Growth Areas map (together with the Future Land Use Plan Amendments, the “Amendments”), all as shown on pages [28, 36, 44, and 54, respectively] of the attached 2019 Comprehensive Plan, in order to maintain consistency between such maps and the Future Land Use Plan Amendments; and

WHEREAS, in accordance with C.R.S. § 31-23-208, the Commission conducted a public hearing on the proposed Amendments after publishing sufficient notice of the time, place, and nature of the public hearing in the Douglas County News-Press and on the “Recent News” page of the City website; and

WHEREAS, the Commission, having conducted a public hearing and considered public input, if any, desires to approve and adopt the 2019 Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTLE PINES, COLORADO, THAT:

Section 1. The Commission has considered the 2019 Comprehensive Plan, consisting of the text, maps, and descriptive matter included in the document attached hereto and incorporated herein as **Exhibit A**, and finds that the 2019 Comprehensive Plan serves the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City as contemplated by C.R.S. § 31-23-207.

Section 2. The Commission hereby approves and adopts the 2019 Comprehensive Plan and, in accordance with C.R.S. § 31-23-208, this Resolution, when attached to the 2019 Comprehensive Plan, shall serve to document the approval by the Commission.

Section 3. The 2019 Comprehensive Plan shall become effective upon ratification and approval of the plan by the City Council.

Section 4. The City's Three Mile Plan, previously updated by Planning and Zoning Commission Resolution 2014-PZ-R-01, is hereby incorporated in and updated by the 2019 Comprehensive Plan.

Section 5. Following ratification and approval of the 2019 Comprehensive Plan by the City Council, the City Clerk shall send a certified and attested copy of the 2019 Comprehensive Plan to the Board of County Commissioners of Douglas County. Attachment by the City Clerk of a certified copy of this Resolution to a copy of the 2019 Comprehensive Plan shall constitute certification and attestation of such plan.

Section 6. Copies of the 2019 Comprehensive Plan have been and will be made available for public inspection during regular business hours at the City offices, 360 Village Square Land, Suite B, Castle Pines, Colorado 80108.

APPROVED AND ADOPTED BY A CONCURRING VOTE OF NO LESS THAN FIVE (5) MEMBERS FO THE COMMISSION ON THIS 24th DAY OF OCTOBER 2019.

CITY OF CASTLE PINES PLANNING COMMISSION

DocuSigned by:
David Goode
By: _____
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David Goode, Chair

ATTEST:

DocuSigned by:

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Tobi Basile, City Clerk

APPROVED AS TO FORM:

DocuSigned by:

5241DE99B8FF444...
Linda Michow, City Attorney

EXHIBIT A

CITY OF CASTLE PINES COMPREHENSIVE PLAN



CASTLE PINES
COMPREHENSIVE
PLAN

Adopted April 12, 2016

WWW.CASTLEPINESGOV.COM/COMP-PLAN

ACKNOWLEDGMENTS

CITY COUNCIL

Jeffrey Huff, *Mayor*
Tera Radloff, *Ward 1*
Rex Lucas, *Ward 1*
Geoff Blue, *Ward 2*
Resa Labossiere, *Ward 2*
Edward “Ned” Wilt, *Ward 3*
Roger Addlesperger, *Ward 3*
Gregg Fisher, *Treasurer*

PLANNING/ZONING COMMISSION

Seth Katz, *Chairman*
Katherine Binning (Former)
Lisa Glynn
David Goode
Rob Hanna (Former)
David Necker
Mike Noakes
Don Tosby

CITY STAFF

Don Van Wormer, *City Manager*
Sam Bishop, AICP, *Community Development Director*
Jan Ferrell, *Deputy Treasurer*
Brad Meyering, *Public Works Program Manager*
Sharon Washington, *City Clerk*

CONSULTANT TEAM

Bruce Meighen, AICP, *Logan Simpson*
Miriam McGilvray, AICP, *Logan Simpson*
Megan Moore, *Logan Simpson*
Kristy Bruce, GISP, *Logan Simpson*
Felicity Selvoski, *Logan Simpson*
Brooke Seaman, *Logan Simpson*
Kim Newcomer, *Slate*
Elizabeth Cassi, *Slate*

SPECIAL THANKS TO THE CITIZENS OF CASTLE PINES

Thanks to the community members, residents, business owners, and boards and commissions who helped shape the vision for the future of Castle Pines.

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CHAPTER ONE

Introduction



EXECUTIVE SUMMARY

CHAPTER 1: INTRODUCTION

This chapter discusses the purpose and use of the Plan, how it is organized, and the process it took to develop it.

CHAPTER 2: VISION

This chapter highlights the overall vision and direction for how the community grows into the future.

CHAPTER 3: FRAMEWORK

This chapter delves into the specific goals and objectives that support the community vision. Each subsection, or plan framework, is prefaced with a description of the existing trends and conditions that influence the direction for goals and objectives.

CHAPTER 4: IMPLEMENTATION

This chapter sets the Plan up for success by outlining the steps needed to embody and translate the contents of this Plan into action.

APPENDIX:

The appendices include reference and supporting documents for the Plan.

The City of Castle Pines (City) Comprehensive Plan (Plan) represents another step in the City’s on-going efforts to build and maintain a balanced, unified, and sustainable community. The Comprehensive Plan is designed as a living and evolving document that articulates the community’s shared values and can adapt to reflect changing City Council priorities, new technologies, emerging trends, and regional opportunities. The planning horizon for the Plan is a focus of 20 years in the future and is a resource for community leaders to use as a guide in formulating future policies for the City and guide growth and development. It sets forth the vision for the future of the community, identifies goals and objectives to help guide development decisions, and proposes implementation strategies to bridge the gap.

The Plan includes all land located within the City boundaries, which encompasses 9.5 square miles, of which 6 are largely undeveloped. The Plan covers issues associated with land development within the community, including economic development, housing, transportation, parks and recreation, land use and growth management.

WHAT’S NEW IN THIS PLAN?

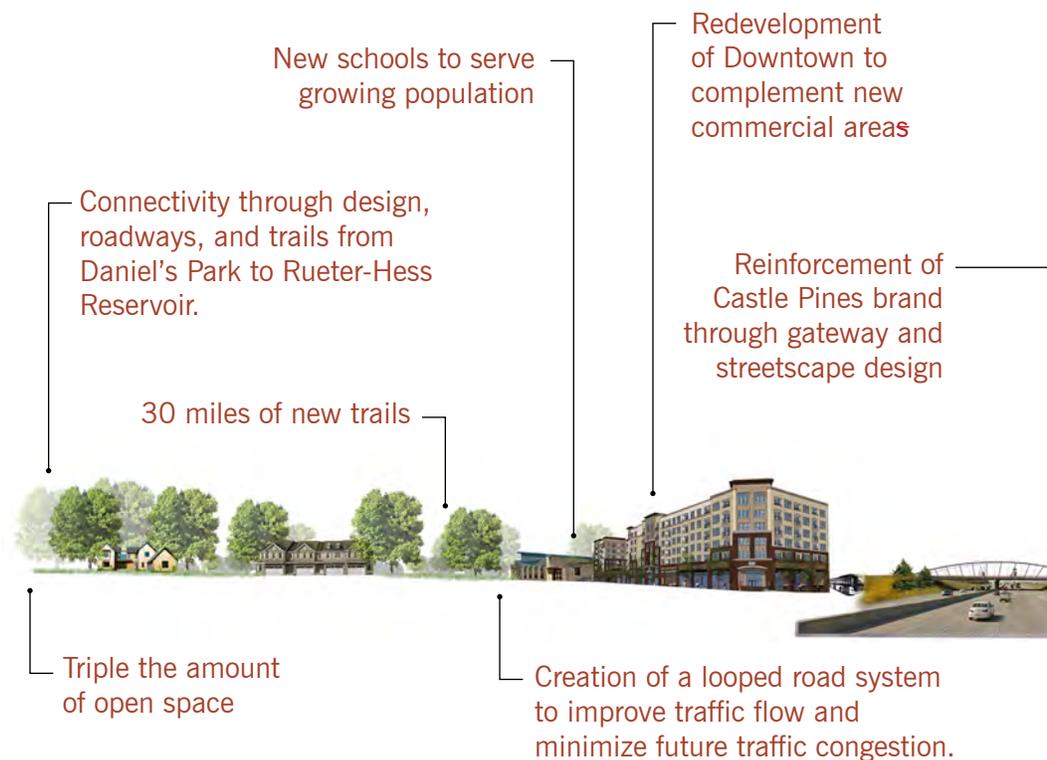


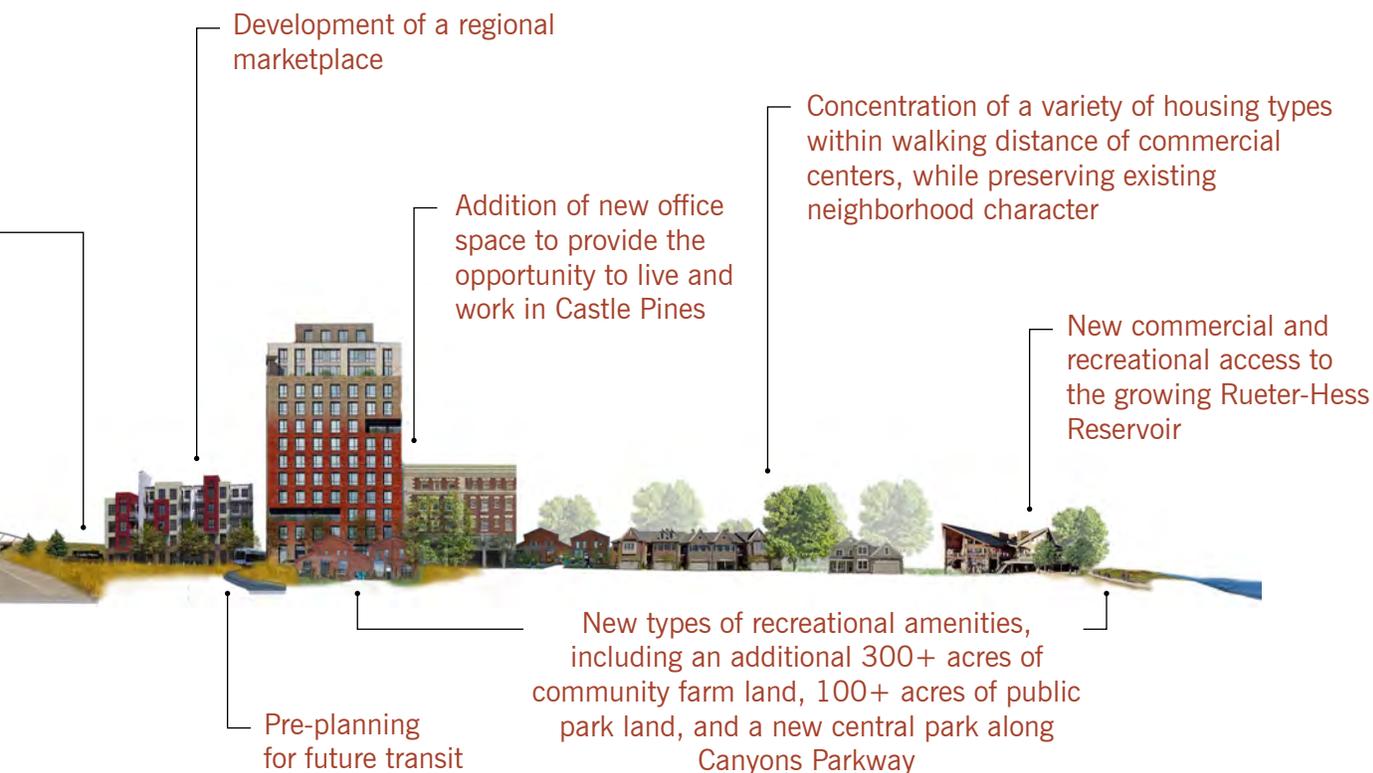
Figure 1. *Transect of Plan Highlights. Intended only to show major concepts. Diagram not to scale.*

PURPOSE OF THE PLAN

As the City matures and continues to grow, it will attract new residents, services, and businesses to the area. The City will have an immediate need for land, housing, economic development, and infrastructure to support a growing population. The Plan will act as an advisory document, to guide policy and land use development decisions in the City and to manage growth and the provision of services. Each section within Chapter 3 contains specific goals and objectives that pertain to land uses, and Chapter 4 details implementation strategies, as well as how to use and amend the Plan.

Additionally, the overall goals of the Plan are as follows:

- The Plan serves as an advisory document for guidance for zoning actions, subdivision regulations, land use map and annexation decisions.
- The Plan will serve as basis for community programs and decision-making for capital budget recommendations, community development, school siting, recreation or open space land acquisition and housing.
- The Plan will serve as a standard for review at the County and State levels. Master Plans are key documents used to aid in the development of regional plans, or specific plans such as transportation plans and economic development plans.
- The Plan will serve as a long-term guide for review of public and private proposed plans that may affect the physical, social, and economic settings of the Castle Pines community.
- The Plan serves as a guide to preserve public health, safety, and welfare of the community. By having an effective Comprehensive Plan in place, orderly development of land within the City's jurisdiction will take place.



PLAN DEVELOPMENT

The development of the Plan relied on broad community input at every stage in the process. This engagement ensured a truly community-based vision with goals and objectives that are representative of public interests and desires. The planning process was divided into three phases and seven stages as shown below.



Figure 2. Planning Process

PHASE 1: PLAN FOR A PLAN

This initial phase launched the community engagement efforts and began a promotional campaign for the Plan. This phase introduced the comprehensive plan, generated interest and buy-in from residents, and identified values and big ideas for the community through stakeholder and small group interviews.

PHASE 2: VISIONING AND OPPORTUNITIES

Multiple public workshops were held throughout the community to establish community values, priorities, and opportunities. All workshop activities were paired with an online component to extend participation opportunities.

PHASE 3: THE PLAN

The public had the opportunity to review and provide feedback on the draft Comprehensive Plan during a month-long review period. Key policies and plan features were highlighted and explained at an open house event, where attendees had the opportunity to discuss questions and concerns one-on-one with the planning team. Comments on the plan were incorporated into the final revisions to the Plan, and presented to Planning Commission and City Council for adoption.

PUBLIC ENGAGEMENT

In order to ensure maximum public participation, the public engagement process in Castle Pines utilized a multi-pronged approach designed to include and engage as many stakeholders as possible. Through active engagement, the Castle Pines community helped to focus the Plan on key issues and topics that are important to them.

NOTIFICATION

Residents were notified of project information, events, and the release of Plan documents through several channels:

- Three city-wide postcard mailers
- E-mail updates to the City’s contact list
- News and Notes Online Newsletter
- Notifications on City website
- Social Media updates (Facebook and NextDoor)
- Posters and banners



FACE-TO-FACE PARTICIPATION

Community members were engaged face-to-face at every phase of the process, starting off with small group and individual interviews and a Kick-Off event as part of the summer Food Truck Frenzy. City staff, Mayor Huff, and City Council members hosted a Visioning Barbecue to articulate elements of the overall community vision and identify priorities to address during the Plan update.

To build on and refine the community feedback, a Wine, Cheese, and Planning event was held at The Ridge at Castle Pines North. Residents were invited to discuss key opportunities that would guide future investment, City regulations, infrastructure improvements and the mix of land uses within the City.

Regular updates and work sessions were held with the Planning/Zoning Commission and City Council to solicit feedback, stimulate additional discussion, and confirm direction and guidance for the Plan. Full public comment summaries can be found in Appendix B.

WEB-BASED AND REMOTE ENGAGEMENT

The project website was the central location for project information, event notification, and plan documents. Social media platforms and regular email newsletter updates provided consistent and continuous information, providing notifications about meetings, surveys, comment deadlines, and the release of new documents. “Virtual Workshops” were paired with each community event as interactive online questionnaires that extended participation to residents that could not attend the events.

RELATIONSHIP TO OTHER PLANS

The City of Castle Pines Comprehensive Plan is supported by independent advisory documents. These elements provide further guidance on annexation issues, transportation planning, and economic development for the City of Castle Pines and integrate and support land-use policies as established by this Plan. Each supporting element is described in further detail below.

2014 THREE-MILE PLAN UPDATE

The City's Three Mile Plan for annexation establishes a broader approach to annexation and development of land outside the current City limits. The plan specifies the direction for providing infrastructure, land use/zoning, and municipal services for lands located within three-miles of City limits. The plan also identifies land that may be considered for annexation into the City and addresses land use issues associated with the annexation. The City of Castle Pines will consider annexation of lands within the three-mile boundary, subject to negotiations with individual land owners.

DOUGLAS COUNTY 2030 TRANSPORTATION PLAN

The Douglas County 2030 Transportation Plan includes transportation planning elements for the Castle Pines area and contains relevant planning efforts for future roadway networks for the City. The 2030 Transportation Plan is an updated version of the 2020 Transportation Plan. Primary elements include socioeconomic forecasts of households and employment for the county; travel demand forecasts based upon the socioeconomic projections; a multi-modal transit element supportive of commuter rail, light rail, express bus, and circulator technologies; and a functional hierarchy of roadways to enhance travel efficiency and safety.

DOUGLAS COUNTY 2035 COMPREHENSIVE MASTER PLAN

The City of Castle Pines Comprehensive Plan incorporates certain goals and objectives from the Douglas County 2035 Comprehensive Plan related to rural development in surrounding areas, regional issues of wildlife preservation, water supply, transportation, and community services. The Douglas County Comprehensive Plan plans for how the County will look and feel over the next 20 to 30 years.

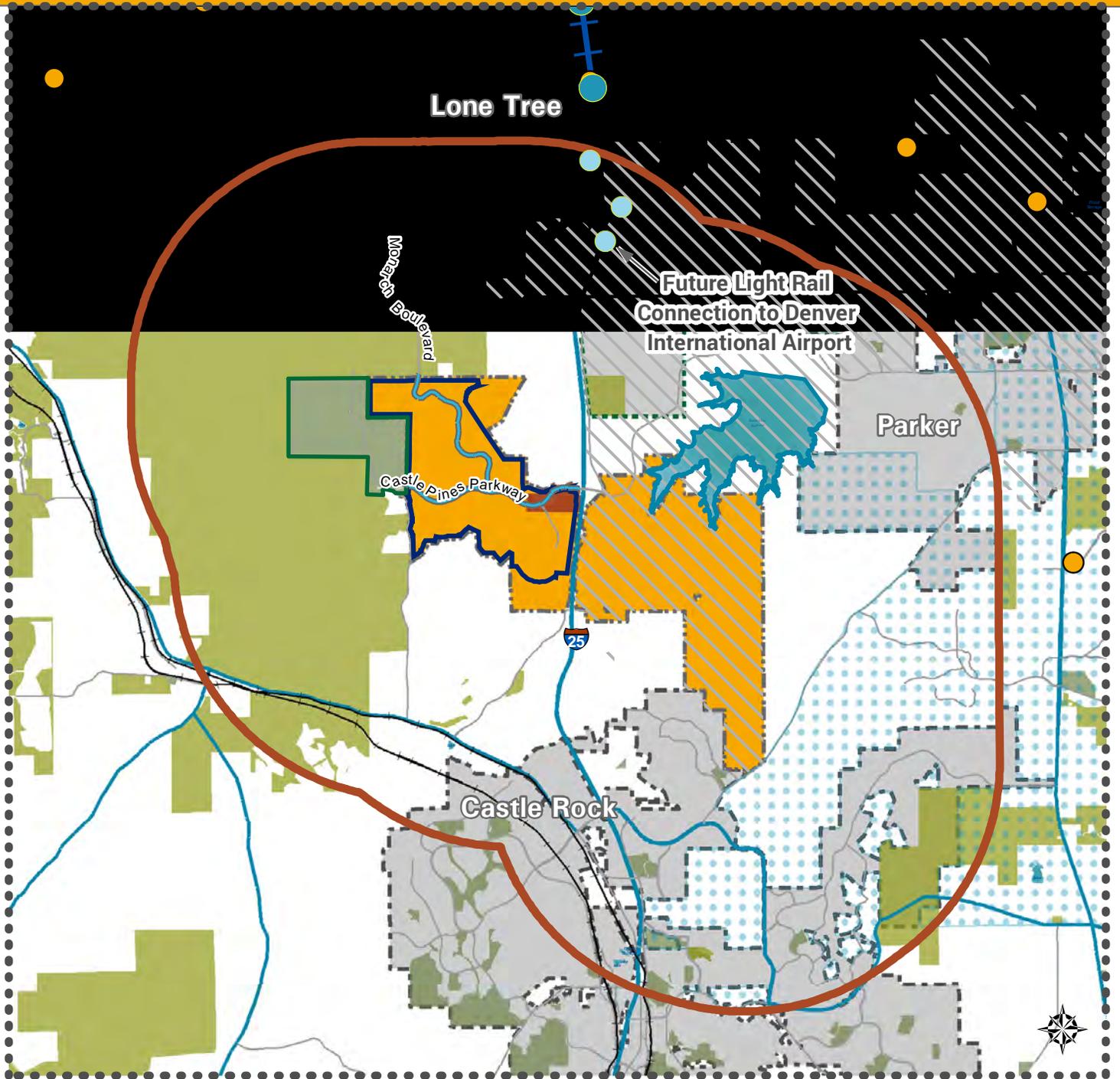
2011 MULTI-MODAL ENHANCEMENT PLAN

The City's 2011 Multi-Modal Enhancement Plan addresses the function, safety, and infrastructure of two prominent arterials within the City, Castle Pines Parkway and Monarch Boulevard. This plan identifies improvements to manage vehicular speeds and safely and efficiently accommodate multiple types of users. The Comprehensive Plan highlights the importance of further implementing this plan.

2012 CASTLE PINES COMMERCIAL DISTRICT ASSESSMENT

The Commercial District Assessment was created by a technical assistance team organized by Downtown Colorado, Inc. (DCI), to evaluate opportunities for revitalization of the City's commercial district. Recommendations focus on how to establish a downtown identity, leverage resources, and stimulate re-investment.

REGIONAL CONTEXT



Transportation

- Railroad
- Interstate
- Major Road

Boundaries

- Castle Pines
- Other Municipalities
- RTD Service Boundary
- CPN Metro District
- Parker Water and Sanitation District

Natural Features

- Streams
- Lakes
- Open Space
- Parks

Regional Features and Plans

- RTD Park-n-Rides
- RTD Light Rail Stations
- RTD Future Light Rail Stations
- RTD Light Rail Line
- Multi-Modal Enhancement Plan
- Three-Mile Plan Area
- Commercial District Assessment Plan
- Daniels Park Master Plan
- Rueter-Hess Reservoir IGA
- City of Lone Tree Buffer Area

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CHAPTER TWO

Community Vision



CREATING A COMMUNITY VISION



The Comprehensive Plan relies on broad community input, and visioning is a critical step to articulate the shared values of Castle Pines' citizens. The visioning process uses a varied approach to effectively reach and collect responses from a broad spectrum of the Castle Pines community. This Vision builds off the City's 2009 Comprehensive Plan and the 2014 City Council Vision Statement, and has been refined through personal interviews with the public, conversations with community leaders, a public kickoff event, a public Visioning Barbecue, and online Vision Survey. The future vision tiers from the 2009 Comprehensive Plan vision by recognizing the changing trends in the community while preserving what is valued. The future vision is founded on the preservation of our community's values with a focus on growth that enhances the quality of life for citizens.

Visions are community based. They represent the ideal future of a community. They represent the value of those who are here now as well as those who will live here in the future. Most importantly, they are forward looking, seeking to be thoughtful and intentional about what to preserve while planning for an ever-changing future. They must also be community-based; we heard from over 500 participants during the visioning phase alone, with another 300 solidifying and confirming the vision throughout the rest of the process.

VISIONING OUTREACH

KICK-OFF

- Held on June 6, 2015
- Elk Ridge Park
- 300+ participants

THE VISION KICKOFF

The update process kicked off in the summer of 2015 with a Vision Food Truck Frenzy, with over 300 Castle Pines' residents enjoying good food, music, and socializing, while offering initial ideas on what they love about Castle Pines and the future vision of the community.





CHECKING-IN ON THE VISION

During a joint work session, members of Castle Pines City Council and Planning Commission collaboratively discussed the vision statements in late summer and the priorities for the community.

VISION BBQ

- Held on August 1, 2015
- CPN Community Center
- 150 people attended
- 200 hot dogs eaten
- 280 comments



REFINING THE VISION IN-PERSON

Held in late summer, the Visioning Barbecue attracted over 150 residents and business owners who described what they love about the community, identified needs and improvements, and refined the initial vision.

VISION ONLINE

- Survey open from July 26, 2015 through August 16, 2015
- 73 people responded
- 243 comments

REFINING THE VISION ONLINE

The online Vision Survey allowed additional residents, unable to attend the events, to offer comments on the vision, what they love, and how they would improve Castle Pines. Through the City website, 73 residents participated in the online activity.



WHAT DO YOU LOVE ABOUT OUR COMMUNITY?

Depicted are the values we hold close to our hearts - elements and aspects of our community that should remain, be preserved and enhanced in the future. These are often the first things mentioned when describing the City, and are the great aspects of Castle Pines' life that keeps residents here. These statements speak to the emotional truth about what Castle Pine means to us. *(The larger the word, the more often it was listed as a response.)*



WHAT ARE THE NEEDS FOR THE FUTURE OF OUR COMMUNITY?

A vision must be forward thinking - we all know things are changing, for when we look back, they already have. When we look to the future, at our changing population and trends, we understand that our vision cannot solely be based on our foundational values. We must also address our future residents and businesses that will one day be located in this great community. Our vision allows us to adapt to changing needs - they are forward-thinking while addressing the character that we want to preserve. *(The larger the word, the more often it was listed as a response.)*

OUR COMMUNITY VISION

Enhance our unique character through livable neighborhoods, a strong sense of community, vibrant gathering places, a robust open space and trails system, and ease of mobility, while looking towards the future by ensuring:



Parks, Recreation + Amenities that encompass new recreational facilities, a variety of park types, natural areas, high quality schools, and regional recreational amenities through an integrated city-wide network of open space, greenways, parks, and trails that are accessible to all residents of the City.



Economic Development that reinforces, expands, and develops our unique and connected town centers as vibrant community gathering spaces with a range of distinct businesses and restaurants, event space, entertainment venues, mixed-use development, civic amenities, enhanced walkability, quality design and a supportive mix of housing.



Housing that builds on our friendly, small-town feel and provides high-quality housing for all lifecycles, integrated into great neighborhoods and set in a natural setting while providing opportunity for new types of housing in close proximity to our walkable town centers.



Transportation that facilitates a safe and connected community through off-street and on-street pathways, a highly connected road system, new transportation options, and unique gateway features, streetscape improvements, and signage that represents the community's unique character.



Land Use + Growth Management that provides a quality-of-life community with exceptional design, augmented by extensive access to open space and physical separation from adjacent communities which together support a healthy, aesthetically pleasing, and cohesive community.

CHAPTER THREE

Framework



INTRODUCTION

HIGHLIGHTS

- The City of Castle Pines was incorporated in 2008 and is Colorado's newest municipality.
- Castle Pines' previous Comprehensive Plan was adopted from the Douglas County Comprehensive Plan in 2009.

As the City of Castle Pines looks towards the future, the community must decide how it can capitalize on the coming growth while retaining the community assets it values today. The City has identified the following goals as priorities:

- Revenue and Fiscal Health: Develop an accurate projection of future costs and revenues based on reasonable assumptions.
- Infrastructure: Move from current project/season-based strategy to a long-term planned capital improvement program.
- Economic Development: Pro-actively influence the vitality of the Castle Pines' gateway commercial area.
- Park, Trails & Open Space: Provide a comprehensive parks, trails and open space system throughout the City that also provides regional connectivity.
- Transparency & Accountability: Be transparent and accountable.
- Community: Create opportunities and physical places to foster a sense of belonging and personal investment in Castle Pines.

Enhance our unique character by ensuring excellent infrastructure, safe neighborhoods, a strong sense of community, and conscientious development that balances open space, residential, and commercial uses.

-2014 City Council Vision Statement

A community land use plan that is programmed in a deliberate manner, with an understanding of market, financial, and physical realities, can help foster a healthy balance of land uses and minimize uncertainty for its officials, staff, citizens, and other interested parties. The Comprehensive Plan and future land use map are the primary tools Castle Pines uses to guide community growth. This Plan evaluates the changes needed to ensure that the community grows in the manner it desires.

Each plan framework is prefaced with a snapshot of existing conditions, which provide the background and historic trends that were used to inform the direction of the 2016 Comprehensive Plan. This narrative highlights community issues, needs and values, and illustrates data trends. Following the trends are a series of relevant goals and objectives that work towards accomplishing the community vision, as represented in the Framework Maps.

PARKS, RECREATION + AMENITIES

HIGHLIGHTS

- Abundant recreational opportunities support healthy lifestyles and families and are an important factor in deciding where residents and businesses choose to locate.
- The City of Castle Pines currently contains four public parks and 14 miles of trails.
- The City does not currently have a facility to offer indoor recreation programs.
- Douglas County School District serves four schools within Castle Pines.
- The Castle Pines branch of the Douglas County Library built a new facility, opening in Spring 2016.

Parks, trails, and open space contribute substantially to a community's quality of life and resiliency, and also play an important role in public health, minimizing health problems and subsequent health care costs. As a result, green space and the recreational opportunities they provide have become an increasingly important factor in the choices individuals and businesses make in deciding where to live or locate a business. Communities are increasingly aware of these realities and are responding by considering land use choices that support healthy lifestyles – and meet the community's expectations for parks, open space, and recreation facilities, services, and schools. The following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

49%
CASTLE PINES RESIDENTS
THINK THE RECREATIONAL
OPPORTUNITIES IN CASTLE
PINES ARE GOOD OR EXCELLENT

Source: 2012 Castle Pines Citizen Survey

OVERVIEW

COMMUNITY PARKS

Castle Pines has four developed local parks covering 70 acres: Elk Ridge Park (the City's newest park); Retreat Park; Coyote Ridge Park; and Daniel's Gate Park. Planned park areas are distributed in undeveloped areas of the City, including in the Town Center and The Canyon's developments. Three of the existing parks are maintained by the Castle Pines North Metro District.

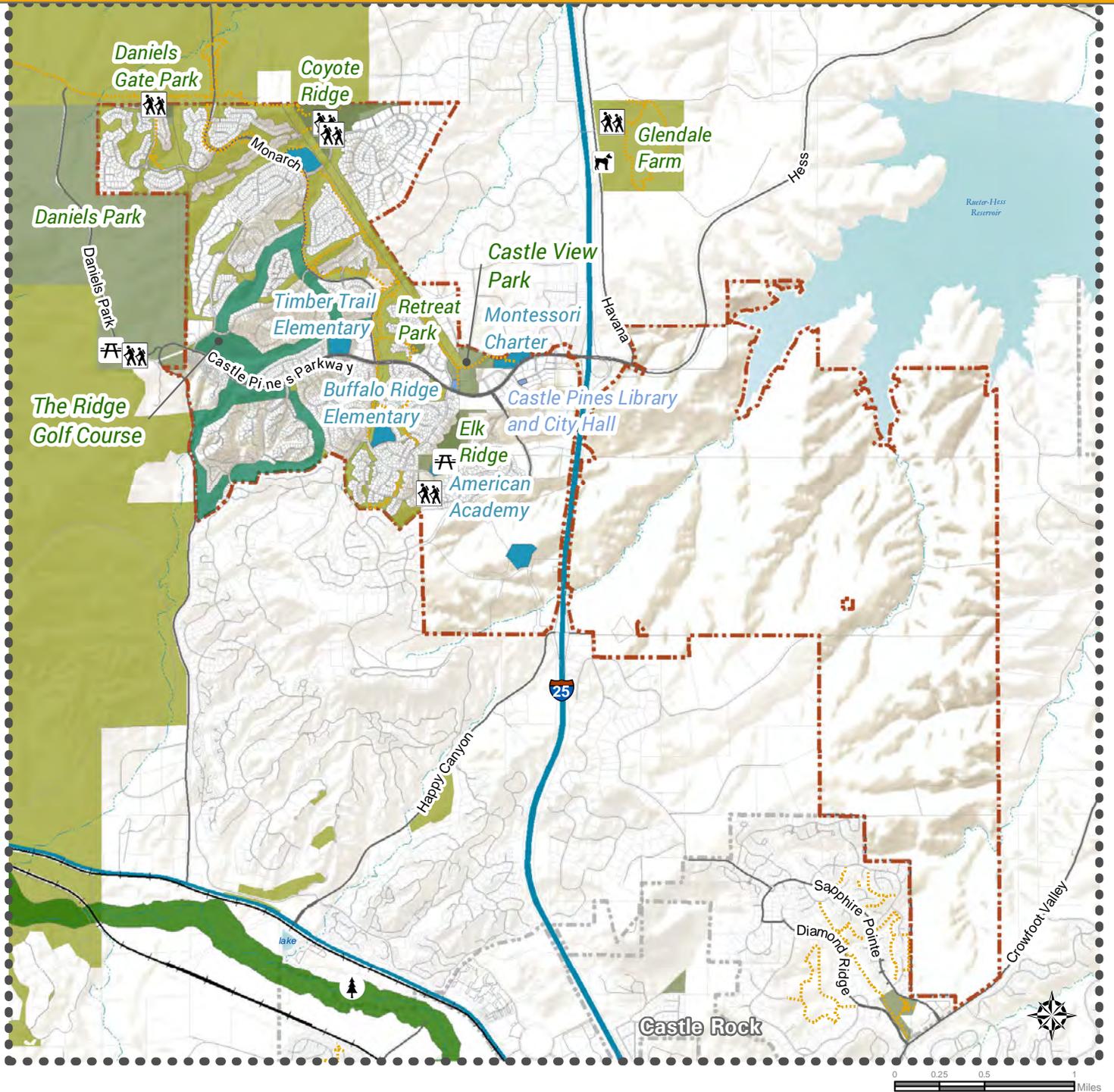
Elk Ridge Park is the only local park owned and maintained by the City. Located off of Lagae Road near Castle Pines Parkway, it encompasses 48 acres and includes a playground, climbing wall, water play area, walking trails, a maze, picnic pavilions, a multi-sport turf field, and art and educational features.

Retreat Park is located in The Retreat neighborhood on Tangleoak Drive. Facilities here include a large playground area with picnic areas and a covered pavilion, grills, a multi-purpose athletic field, baseball field, and walking trail that spans five acres.



Art installation at Elk Ridge Park

EXISTING RECREATION + AMENITIES



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

Boundaries

- Parcels
- Castle Pines
- Other Municipalities

Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Recreation

- Dog Park
- Tree Nursery
- Picnic Area
- Trailhead
- Existing Trails

Amenities

- Dedicated School Sites
- Library and City Hall





Coyote Ridge Park



The Ridge at Castle Pines North golf course



Trails through Castle Pines

Coyote Ridge Park is located northeast of Monarch Boulevard and Hidden Pointe Boulevard. It is spread over 15 acres and includes baseball fields, a multi-purpose athletic field, a skate park with covered pavilions and picnic tables, and a playground with covered picnic pavilions and grills.

Daniel's Gate Park is located on Daniel's Gate Road near the Turquoise Terrace neighborhood and consists of a multi-purpose athletic field on two acres.

Castle View Park, located off of Yorkshire Drive, north of Castle Pines Parkway, has not yet been developed. It is dedicated parkland, but currently assumes a state of natural open space.

TRAILS & OPEN SPACE

Open space in the Castle Pines community is owned by the Castle Pines North Metro District as well as the individual Homeowner Associations within the community. There are 560 total acres of open space, 351 of which are maintained by the Castle Pines North Metro District. This open space affords residents the opportunity for passive recreation as well as providing a natural habitat for native wildlife. The open space includes 14 miles of 8-foot wide, paved concrete trails for residents to use, allowing for recreational activities including bicycling, jogging, and skating.

Residents also have convenient access to Daniel's Park, a 1,000-acre historic ranch just outside of the western City limits of Castle Pines. This park is owned and managed by Denver Parks and Open Space. There is significant regional coordination to implement roadway and trail improvements outlined in the 2006 Daniels Park Master Plan.

The other major regional natural area bordering Castle Pines is the Rueter-Hess Reservoir. Castle Pines is part of the Rueter-Hess Recreation Authority, an intergovernmental partnership with Parker Water & Sanitation, Town of Parker, Castle Rock, Douglas County, and the City of Lone Tree to manage the reservoir's recreation opportunities. The areas surrounding the reservoir can be expected to include hiking trails, picnic areas, and fishing. This significant natural feature will also provide residents with impressive views and separation between communities. While currently filled only a third of the way, the reservoir will hold 75,000 acre-feet at maximum capacity.

COMMUNITY AMENITIES

The Douglas County School District (DCSD) currently serves the Castle Pines community with four schools: Timber Trail Elementary, Buffalo Ridge Elementary, American Academy (K-8), and Montessori Charter School (K-8). Through the subdivision and platting process for large undeveloped properties, Planned Developments are required to set aside and dedicate land for future schools. This enables DCSD to adequately provide educational services for the growing population.

A new facility for the Castle Pines branch of the Douglas County Library is under construction and slated to open Spring 2016. Moving from the current library space, this facility will provide collection and reading services, as well as civic uses, municipal offices, a community event space, a drive-up book return, rooftop terrace and outdoor public gathering space.

WATER & CONSERVATION

The Castle Pines North Metro District provides water for much of the developed areas of Castle Pines. The City shares management of stormwater facilities with Castle Pines North Metro District, and provides water erosion control in natural drainage areas throughout the community. Water in Castle Pines originates from three underground aquifers: the Arapahoe, Denver, and Lower Dawson, all of which are located in the Denver Basin. The Castle Pines North Metro District has eleven water wells located throughout the community. The Metro District coordinates with other water providers throughout the region



Example of infill development: Rendering of future Douglas Library facility in Village Square

to pursue renewable water resources for the community. Potential issues regarding water supply were identified in 2003, and the Metro District sought to address the issues by exploring available water rights as a solution.

Land east of I-25 is located within the Parker Water and Sanitation District. The primary water source for this area is groundwater, however the expansion of the Rueter-Hess Reservoir provides additional storage capacity to meet growing demand. Water facilities include wastewater treatment plants, 45 shallow and deep wells throughout the Parker area, and water storage tanks.

With population growth throughout the Front Range putting pressure on water resources, it will be increasingly important to coordinate locally and regionally on water conservation efforts.

WILDLIFE

Open space areas within Castle Pines are undeveloped natural areas. The designated open space areas within and adjacent to the City provides an opportunity for native plant and animal species to grow in their natural environment with minimal human disturbance. The mixed grass prairie and high chaparral environment

provides a home to a variety of wildlife, birds, and native plants. While there are no delineated wildlife corridors within City boundaries, Castle Pines is located within the migratory range of several important species, including:

- Black bear, with a local concentration in the summer months;
- Elk, with a resident population on the west side of I-25 and overall range extending past the eastern City boundary;
- Mountain lion, with a large range but no local conflict points;
- Mule Deer, with a strong present in both the summer and winter months; and
- Pronghorn, with a specific range in the southeast of Castle Pines.

These spaces provide an array of benefits for residents including the creation of community buffers, the protection of scenic views and archaeological resources, and the enhancement of passive recreational opportunities. The location and provision of open space encourages wildlife habitat and movement, and should be preserved and enhanced as the City grows.



View of Rueter-Hess Reservoir (www.pwsd.org)



American Academy and Elk Ridge Park Football Field



City booth at Food Truck Frenzy

WHAT WE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comment focused on the following:

AMENITIES

The parks, trails, and schools are important community assets appreciated by all residents. Many residents indicated that the high quality of schools was a strong attraction and benefit to moving to Castle Pines. Community members take advantage of biking, hiking, running, and value the parks. While residents associate the parks, trails and open space with a high quality of life, residents are also quick to mention a strong need to increase the variety of amenities offered. First and foremost, this included a recreation center, though new sports fields, training facilities, and public pools were also suggested.

OPEN SPACE

The City's location provides the opportunity for the community to integrate wildlife corridors, open space, farms, parks, and trails, both in existing and new development. Many residents view Daniels Park, and other regional open space facilities as an extension of the trails and open space found within Castle Pines. Ensuring connectivity and continuity of trails and open space is an important value for the community.

VISUAL RESOURCES

Community members value the views and the existing visual separation between developed areas. This includes distinct views of natural vegetation, grasslands, rolling hills, and extensive open space. These areas function as a buffer between adjacent communities, neighborhoods, and serve a beneficial role for recreation and tourism.

GOALS AND POLICIES

Goal PR-1: Provide recreation, community, and educational facilities that serve the City's population and support a healthy and active community.

- PR-1.1 Support the creation of a recreation or community center to connect residents with recreation opportunities, holistic wellness, education, and provide a community gathering place for residents of all ages.
- PR-1.2 Locate any future recreation or community centers in a central and prominent areas to provide equitable access and connectivity for all residents.
- PR-1.3 Maintain a cooperative approach to planning for educational facilities.
- PR-1.4 Ensure safe, accessible, and prominent schools in the community.

Goal PR-2: Provide areas for open space, parks, trails, and wildlife corridors in all new developments that are accessible to all residents.

- PR-2.1 Expand the range of recreational facilities, programs, parks, paths, and open space accessible to residents of all ages, incomes and abilities.
- PR-2.2 Demonstrate adequate provision of neighborhood and community parks, trails, and recreational facilities in all new residential developments.
- PR-2.3 Coordinate with Denver Parks and Douglas County to connect and enhance accessibility to the regional trail and open space networks.
- PR-2.4 Conserve wildlife habitats, wildlife movement corridors, and habitat linkages through the provision of significant open space.

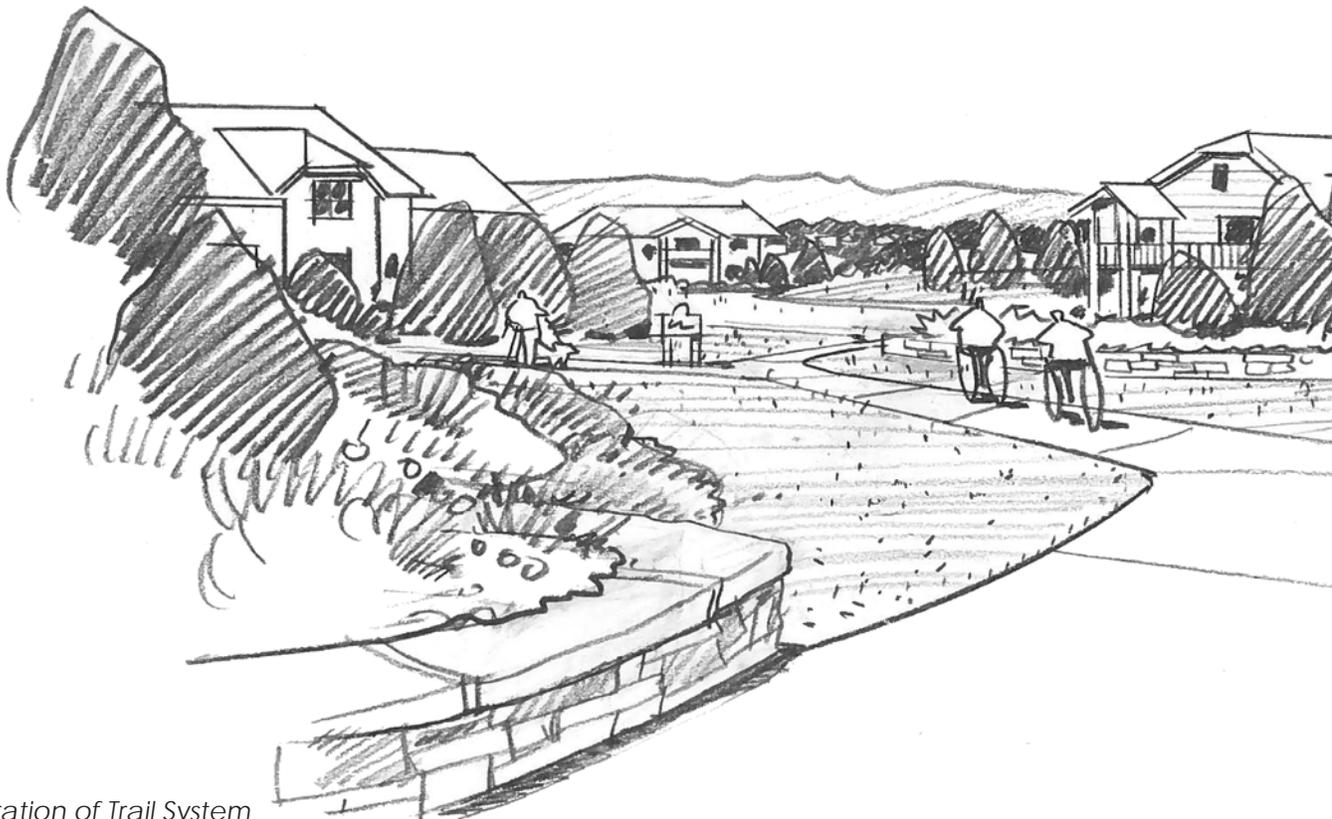


Figure 3. Illustration of Trail System

Goal PR-3: Conserve and maintain quality of resources and natural assets.

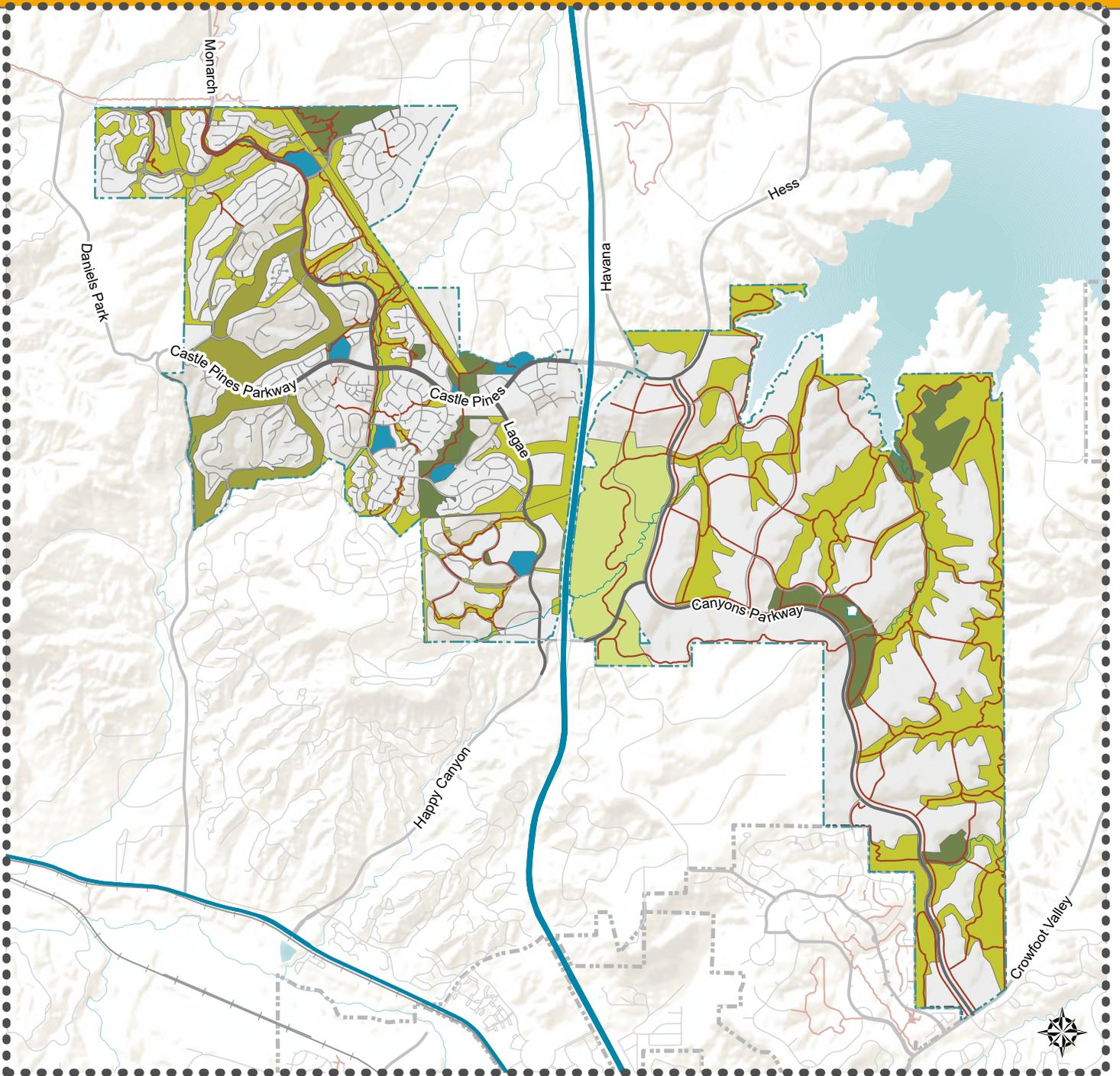
- PR-3.1 Coordinate regionally and locally on initiatives to improve air quality and protect water quality.
- PR-3.2 Minimize use of energy and resources in residential and non-residential construction, operation, and landscaping.
- PR-3.3 Ensure that new development maintains and improves water quality in accordance with all adopted clean water regulations.
- PR-3.4 Use “best management practices” (BMP) to control soil-erosion sediments.
- PR-3.5 Support opportunities for alternative and renewable energy utilization.

Goal PR-4: Consistently manage high quality of facilities and efficient delivery of recreation and water services.

- PR-4.1 Establish inter-agency coordination to ensure efficiency and reduce redundancy.
- PR-4.2 Create consistent set of high standards for parks and open space.



PARKS, RECREATION + AMENITIES FRAMEWORK



Legend

- | | | |
|----------------------|------------------|---------------------|
| Castle Pines | Railroad | Park |
| Other Municipalities | Interstate | Golf Course |
| Streams | Major Road | Open Space |
| Lakes | Local Road | Farm |
| | Multi-Use Trails | Public/Quasi Public |

Recreation

- | |
|---------------------|
| Park |
| Golf Course |
| Open Space |
| Farm |
| Public/Quasi Public |



ECONOMIC DEVELOPMENT

HIGHLIGHTS

- A high percentage (66.8%) of Castle Pines residents hold college or graduate degrees, making Castle Pines an attractive location for potential employers.
- Castle Pines' higher household income is indicative of a higher disposable income and capacity for increased spending on local goods and services.
- The majority of Castle Pines residents are employed outside of Castle Pines, which exacerbates retail leakage during the day.
- Over 12% of employed residents work from their home.

The population growth that Castle Pines anticipates in the future, requires a focus on job growth, as well as attracting and retaining business. Comprehensive plans can encourage economic growth using land use policies to retain and expand business in locations that provide optimal benefits to the community. This Plan establishes the blueprint for directing new growth and redevelopment into key areas where job centers and retail development will be most successful, and where the community can realize its full potential. Currently, very few residents stay in Castle Pines for meals and entertainment, even though the vast majority of residents shop for groceries in Castle Pines. This is due in large part to lack of business variety and local destinations, which opens up an opportunity for new economic development goals and strategies. The following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

95%
CASTLE PINES RESIDENTS
FREQUENTLY OR ALWAYS
SHOP FOR GROCERIES IN
CASTLE PINES

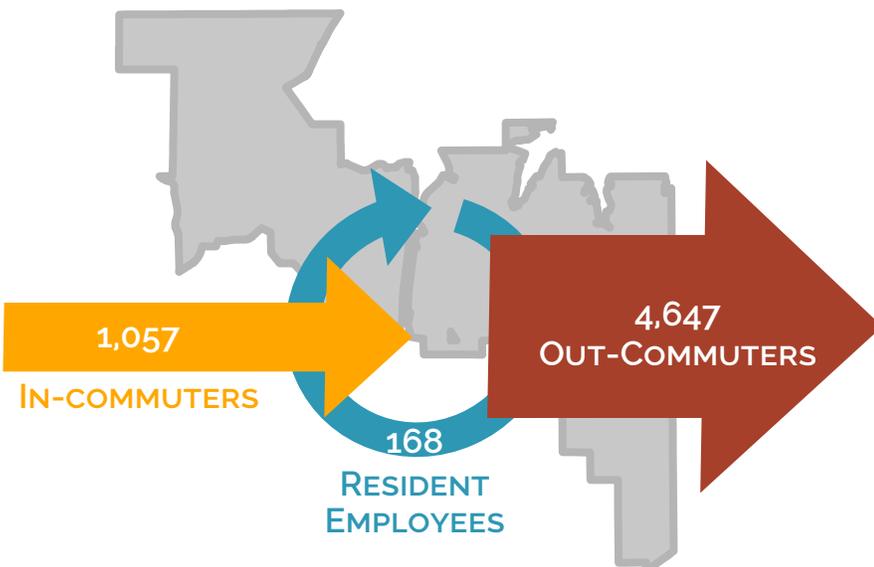
Source: 2012 Castle Pines Citizen Survey

OVERVIEW

EMPLOYMENT

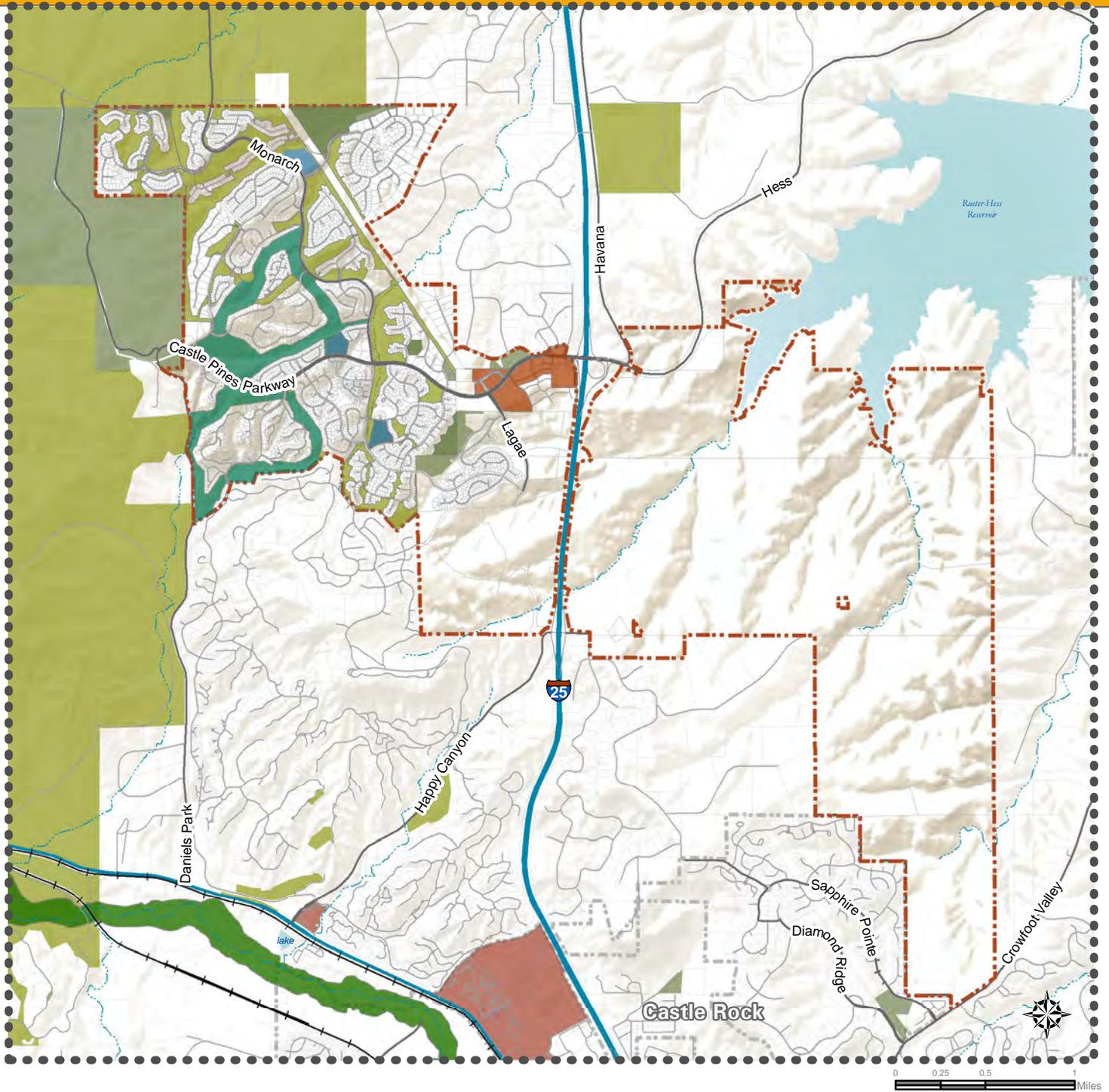
Of the Castle Pines residents in the workforce, an estimated 79.5% were employed outside the City of Castle Pines, according to the 2014 American Community Survey. The most common destinations for those commuters leaving the City include the City of Denver (22.9%), Centennial (8.8%), Greenwood Village (7.5%), and Castle Rock (6.7%).

While Castle Pines grew initially as a bedroom community, the challenge to retain retail, services, and entertainment indicates that the City can no longer depend upon the demand generated by a commuter economy alone. Castle Pines must become an attractive place to both live and do business in order for its commercial centers to set itself apart and compete regionally. According to the U.S. Census, the percentage of out-commuters has started to slowly decrease over the past decade, with more residents choosing to work within Castle Pines or out of their homes. Support for additional attractive and local employment opportunities would strengthen the local economy.



Source: 2014 American Community Survey

EXISTING COMMERCIAL AREAS



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

Boundaries

- Parcels
- Castle Pines
- Other Municipalities

Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

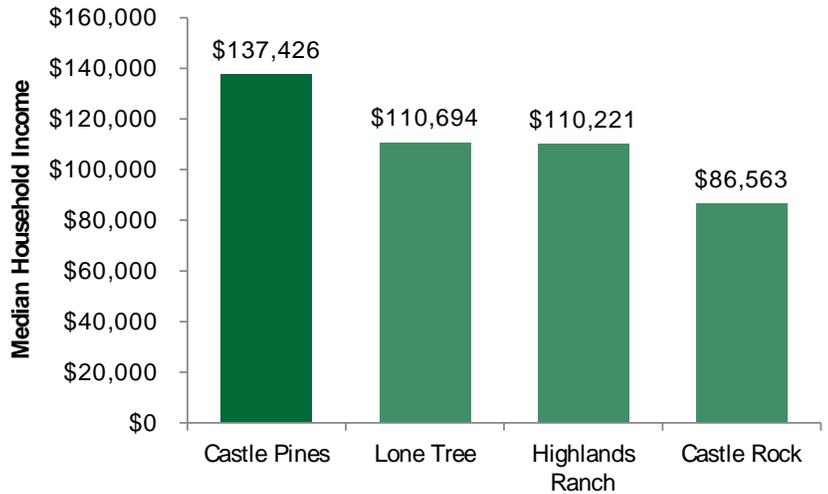
Commercial Area

- Existing Commercial Area

HOUSEHOLD INCOME

The 2014 median household income in Castle Pines was estimated at \$137,426, with the median family income at \$158,398. The average Castle Pines household earns almost \$78,000 more than Colorado's median household income and \$84,000 more than the US median household income. Looking at peer communities of Lone Tree, Highlands Ranch, and Castle Rock, median household incomes are all significantly less, as shown in the graph to the right. A higher household income is indicative of a higher disposable income and capacity for increased spending on local goods and services. With goals that support and guide commercial growth, Castle Pines could capitalize on the subsequent sales tax revenue to help fund priority infrastructure projects and reinvest in community facilities.

2014 MEDIAN HOUSEHOLD INCOME



Source: 2014 American Community Survey

There is a strong correlation between higher education and increased earning potential, which may help explain why Castle Pines has a higher median household income compared to other area cities. With 66% of residents older than 25 holding a bachelor's degree or higher, the Castle Pines population has a higher educated population than its peer cities, too. Lone Tree is close behind at 65.2%, followed closely by Highlands Ranch at 62.1% and Castle Rock at 46.6%. With such a highly educated population, there is an opportunity to attract high-paying jobs to the area, or for residents to relocate their businesses to Castle Pines.

RESIDENTS HOLDING BACHELOR'S DEGREE OR HIGHER



Source: 2014 American Community Survey

REVITALIZATION AND DEVELOPMENT OPPORTUNITIES

The City is focused on providing retail and commercial opportunities for community residents. In a 2012 Citizen Survey, the majority of respondents indicated they make most of their purchases and personal services outside the City. There is an opportunity to revitalize existing commercial centers and create new destinations through development for local retail options.

Building on the new construction of the Castle Pines branch of Douglas County Libraries, the Village Square Revitalization seeks to encourage investment in the Village Square area, including land and streetscape improvements, as well as potential wayfinding and



Village Square Revitalization

traffic pattern improvements. Additionally, proposed developments at Lagae Ranch, Castle Pines Town Center, and The Canyons will add a total of 3 million square feet of mixed use, non-residential space to the existing Castle Pines commercial stock.

To support economic revitalization efforts the City should focus on the diversity of businesses and land uses, reinvestment in vacant properties, designing attractive and comfortable public spaces, and enhancing connectivity and accessibility to activity centers.

WHAT WE'VE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comments focused on the following:

RETAIL AND RESTAURANT OPPORTUNITIES

Many community members mentioned the need for more retail, service, and restaurant options. Some went further, asking for more unique or higher-end businesses. It is convenient to shop and eat in town, but retail has historically struggled in Castle Pines. A focus could be on local and neighborhood services, as well as bringing in diversified housing to support what the City already has. The Village Square area is not adequately filling the role as a downtown, and is generally considered a prime redevelopment opportunity.

COMMERCIAL OPPORTUNITIES

Participants agreed that it is important to have successful businesses on both sides of I-25 in order to have a successful commercial base in Castle Pines. The scale and type of this business tended to center around low-rise office and tech development. Additional campus-style employment, office space, and mixed-use residential buildings would help drive retail, as it would activate the commercial areas during the day and evening.



Local business: Dukes Restaurant



Interviews with local businesses: Daz Bog Coffee

GOALS AND OBJECTIVES

Goal ED-1: Foster a robust and resilient economy.

- ED-1.1 Support economic development programs and resources that support businesses of all sizes.
- ED-1.2 Balance neighborhood-serving businesses and low-rise urban office space.
- ED-1.3 Support additional business opportunities, such as incubator spaces, and attract successful entrepreneurs and small businesses looking to expand to new locations.
- ED-1.4 Continue consistent, high-quality development that visually bridges the existing and future areas of the City.
- ED-1.5 Create complementary activity centers that allow people to shop between them and not in isolation.
- ED-1.6 Encourage diverse forms of office, employment, and commercial land uses.

Goal ED-2: Establish vibrant and pedestrian-friendly community activity centers to encourage socialization, entertainment, and local events.

- ED-2.1 Encourage economic development activity by promoting higher densities and a mix of use within commercial centers.
- ED-2.2 Promote a multimodal transportation network that provides access to major collectors and arterial highways, transit stations, sidewalks, and trails, and links activity centers.
- ED-2.3 Design commercial centers to emphasize human scale and create pedestrian-oriented areas.
- ED-2.3 Enhance internal pedestrian circulation that links activity centers to residential development through a system of trails and sidewalks.
- ED-2.4 Design activity centers to reflect high-quality design that considers compatible scale, form, color, materials, and other architectural characteristics. Also see Goal LU-5 and Figure 1: Materials Palette.
- ED-2.5 Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.



Figure 4. Illustration of Downtown Farmers Market

Goal ED-3: Retrofit Village Square to create a stronger mixed-use downtown feel with unique sit-down restaurants, office, retail, and housing.

- ED-3.1 Encourage redevelopment at a higher intensity with clustered commercial areas to facilitate walkability.
- ED-3.2 Encourage retrofitting traditional auto-oriented retail centers to comfortably and safely accommodate pedestrian and bicycle connections.
- ED-3.3 Advocate for public outdoor gathering spaces as part of redevelopment efforts, providing places for community events and socializing.
- ED-3.4 Support and cultivate local and existing businesses to increase business retention.
- ED-3.5 Promote reinvestment, redevelopment, and adaptive reuse of under-performing or vacant commercial properties.
- ED-3.6 Foster a pro-business environment conducive to attracting a variety of retail, restaurant, service, and grocery options.
- ED-3.7 Improve shared parking access to serve largely simultaneous use of retail, office, and civic uses.

Goal ED-4: Promote fresh food production for health, food security, and economic opportunities.

- ED-4.1 Promote farmers markets and produce stands where appropriate.
- ED-4.2 Support local food production in appropriate residential locations for community gardens or small urban farms.

Parking Garage

Sunken Plaza

Connect to Open Space and Trails

Library and City Hall

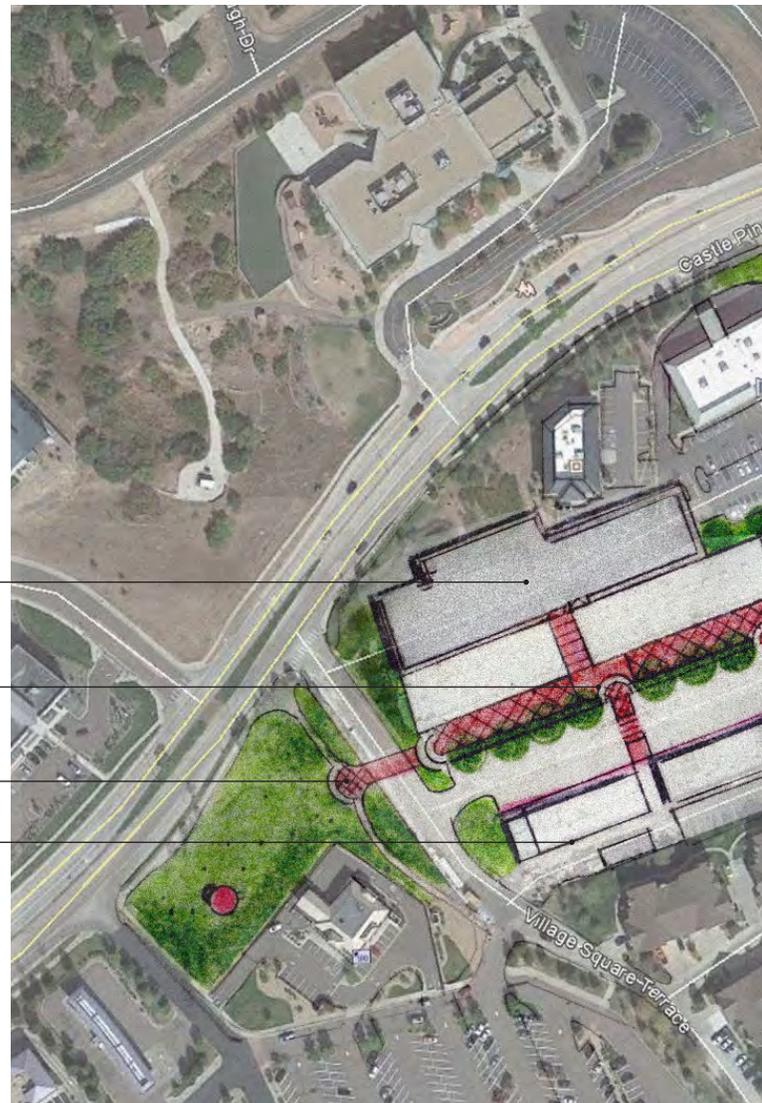
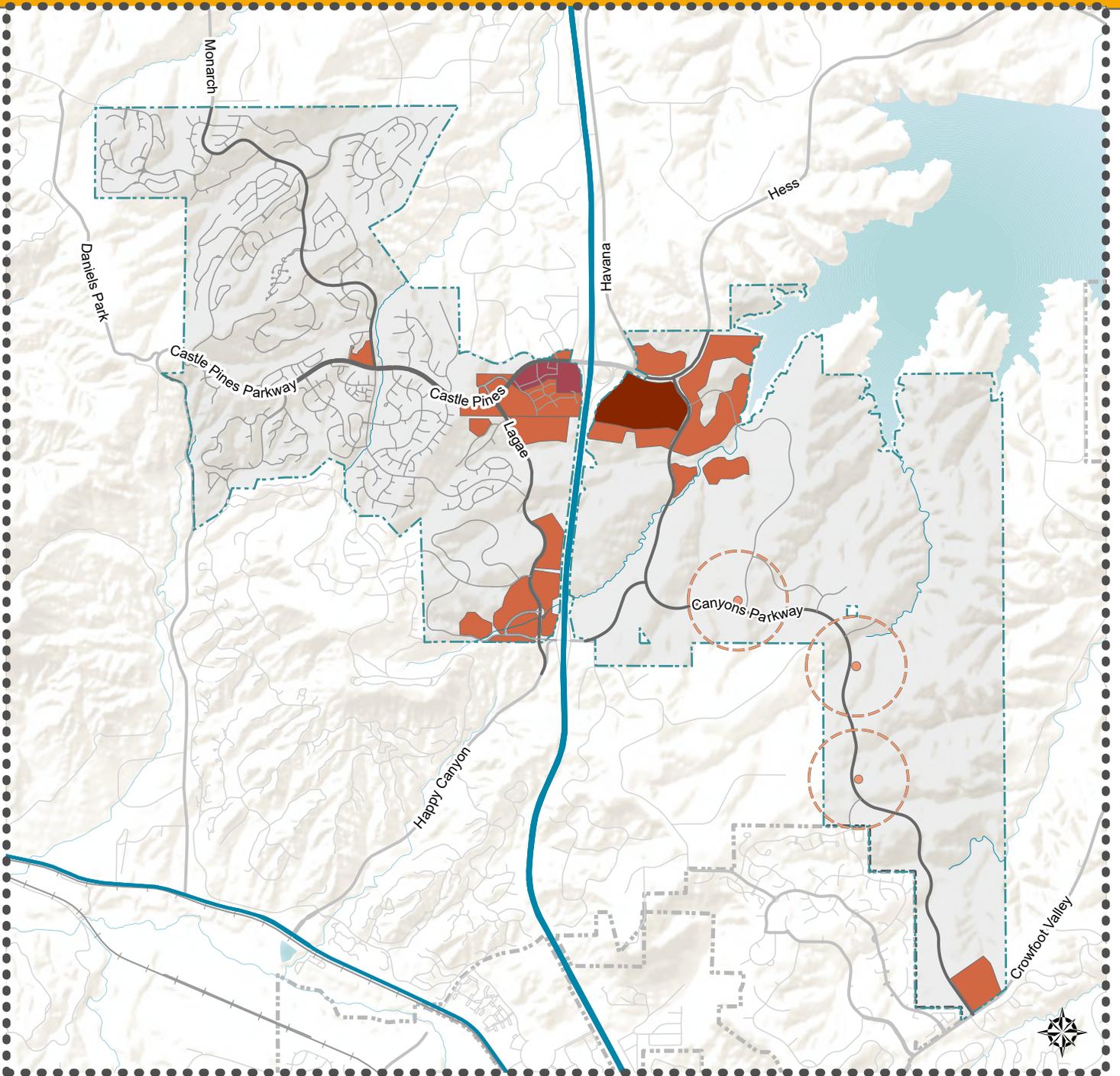


Figure 5. Downtown Retrofit. Intended only to show major concepts.



ECONOMIC DEVELOPMENT FRAMEWORK



Legend

- | | |
|----------------------|---------------------------------------|
| Castle Pines | Major Road |
| Other Municipalities | Local Road |
| Streams | Mixed-Use Marketplace |
| Lakes | Mixed-Use Downtown |
| Railroad | Mixed-Use Community |
| Interstate | Mixed-Use Neighborhood |
| | 0.25 mile Mixed-Use Neighborhood Area |



HOUSING

HIGHLIGHTS

- Approximately 89% of Castle Pines housing stock has been built since 1990. Regionally, Castle Pines is younger than its peer cities of Lone Tree, Highlands Ranch, and Castle Rock.
- 85% of Castle Pines housing units are single family homes, and 83% of residents own their homes as opposed to renting. Both of these numbers are higher than those found in its peer communities.
- The average home price in Castle Pines is \$454,300 making Castle Pines more affordable than Lone Tree (\$471,400) but less affordable than Highlands Ranch (\$342,400) or Castle Rock (\$283,700).
- Future housing will need to take the aging population into account and provide appropriate options to them.
- Less than a third of Castle Pines households pay more than 30% of their household income, which is the national benchmark for affordability.

Housing diversity and affordability creates a stable and resilient community. Understanding development patterns and identifying the expected date of buildout helps forecast housing needs and affordability. The average number of people per household also helps project infrastructure and community services needs, such as schools and recreation programs. The following trend data provides insight about the future of Castle Pines and supports the Plan’s direction through goals and objectives detailed below.

95%
CASTLE PINES RESIDENTS

THINK CASTLE PINES IS A GOOD OR EXCELLENT PLACE TO LIVE

Source: 2012 Castle Pines Citizen Survey

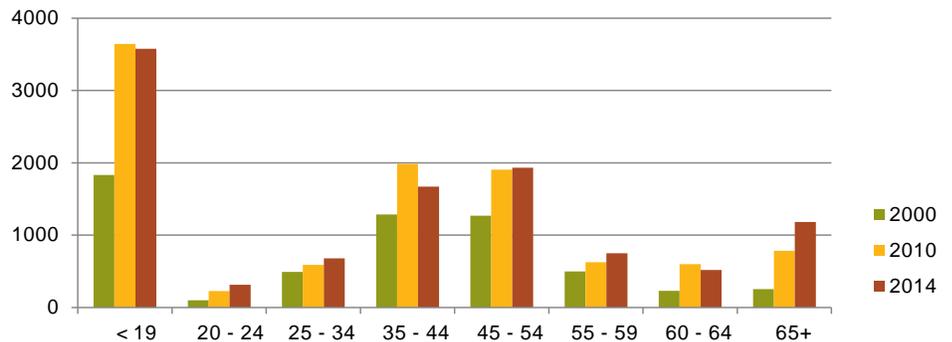
OVERVIEW

DEMOGRAPHICS

With a current population of over 10,600, the population in Castle Pines has leveled out in the past few years. Even with minimal growth since 2010, trends emerged in two age brackets: residents aged 35-44 and over 65 years old. As shown in the chart below, senior residents and retirees have proportionally grown the most of any other age group. There was also a decrease in residents between 35-44 years old, which could reflect the market changes following the Great Recession in 2008. These trends, overall, are indicative of a community that is still attractive to families and residents that are more inclined to stay in the area as they age.

Looking forward, the population of Castle Pines can expect to see an increase in its 65-and-older population. Douglas County and Castle Pines both saw an increase of over 50% in that age group between 2010 and 2014. This trend will impact housing demand as aging residents will start to downsize from large single family homes and move towards housing options such as accessory dwelling units (often called granny flats), higher-density rental developments, and supportive or assisted living opportunities. With 95% of residents thinking that Castle Pines is a good or excellent place to live, it will

POPULATION BY AGE (2000-2014)



Source: 2000 US Census; 2010 US Census; 2014 American Community Survey

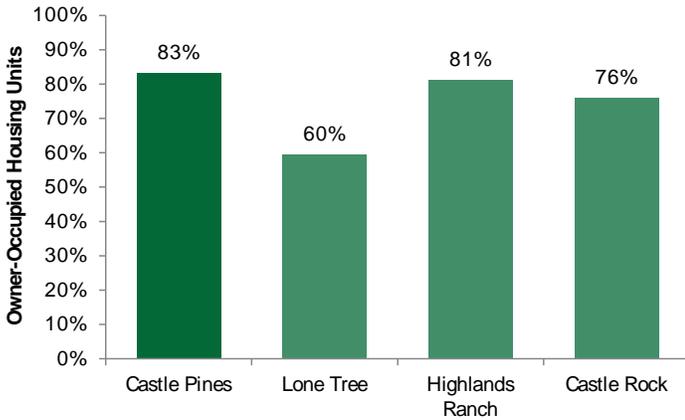
be increasingly important to provide options to this aging population, in terms of type, size, price, and location, so residents can continue to live in the community.



Nine in ten houses were built since 1990.

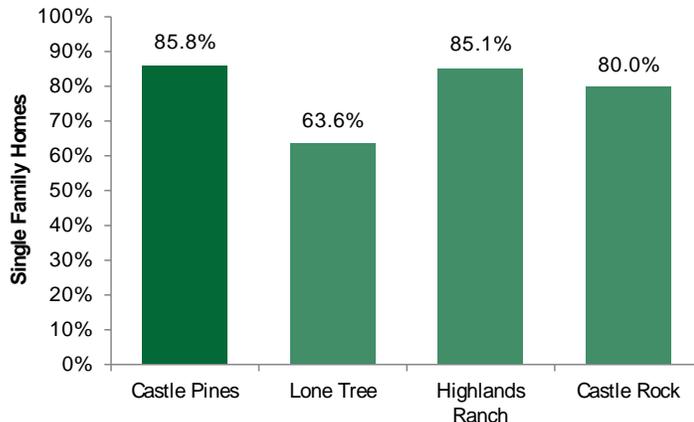
Source: 2015 Douglas County Assessor

OWNER OCCUPIED HOUSING UNITS



Source: 2014 American Community Survey

SINGLE FAMILY HOMES



Source: 2014 American Community Survey

HOUSING AGE

Housing age is the best proxy for measuring housing conditions. As illustrated in the graphic to the left, 89% of the housing in Castle Pines was built between 1990 and 2015. Compared to the neighboring municipalities of Lone Tree, Highlands Ranch, and Castle Rock, Castle Pines has the newest housing stock overall. This indicates that the housing stock does not need significant reinvestment at this time.

HOMEOWNERSHIP

In addition to housing age, homeownership is an important metric that can reveal certain demographic trends such as life stage, income level, and duration of residence. Affluent suburban communities such as Castle Pines tend to have relatively high homeownership rates. The chart to the left shows homeownership rates in Castle Pines compared to its three peer communities. With the current high ratio of owner occupied housing, the City's neighborhoods are seen as stable with minimal occupant turn-over. Rental housing can also be an attractive option to a variety of residents, whether it be a young family still looking for their first home or senior residents that prefer minimal maintenance demands. Supporting a diversity of ownership options provides flexibility for residents to stay in the community as their lifestyles evolve.

HOUSING TYPE

Within a suburban context, homeownership is often correlated with housing type as the majority of owner-occupied units are single family houses rather than multifamily buildings. The chart to the left shows the percentage of Castle Pines housing units that are single-family homes compared to its peer communities. Castle Pines has the highest percentages of single-family homes, nearly all of which are owner occupied.

As the Denver metro region continues to grow, the number of multifamily units is expected to increase, especially in areas close to regional transit, services, and employment opportunities. Preparing for the regional demand for multifamily housing is important for Castle Pines, while maintaining the character of existing single family neighborhoods. The City's goal is to focus higher density residential development within commercial activity centers, and near transportation and services.

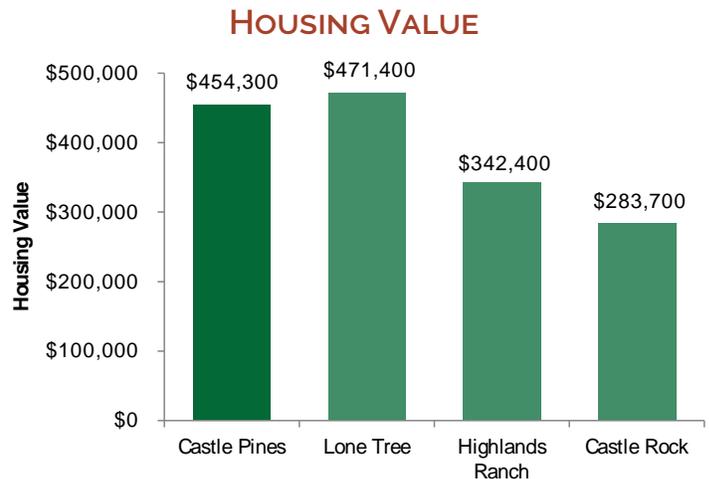
HOUSING VALUE AND AFFORDABILITY

Median home value is another useful metric for evaluating current housing conditions within a community. While a range of values exists within any community, the median value provides a useful way of comparing the affordability of different locations.

The Housing Value chart shows the median home values for Castle Pines and its neighboring communities. As of 2014, the median home value in Castle Pines was estimated at \$454,300 which is lower than the median home value in Lone Tree but significantly higher than the median value in both Highlands Ranch and Castle Rock.

Affordable –or attainable– housing is defined by the Federal Government as housing that costs no more than 30-35% of a household’s gross income. Based on estimates from the 2014 American Community Survey, the housing market is relatively affordable for current Castle Pines residents; less than a third of Castle Pines households spend more than 30% of their household income on housing costs, and over half of households pay less than 20% of their household income. The estimated median monthly housing costs for Castle Pines households is \$2,288, which is almost a \$1,000 less than households in Castle Pines Village, but \$500 more than Highlands Ranch households.

Continuing the diversity of price-points, housing types and ownership options will support the continued affordability for residents.



Source: 2014 American Community Survey

WHAT WE’VE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comment focused on the following:

HOUSING DIVERSITY

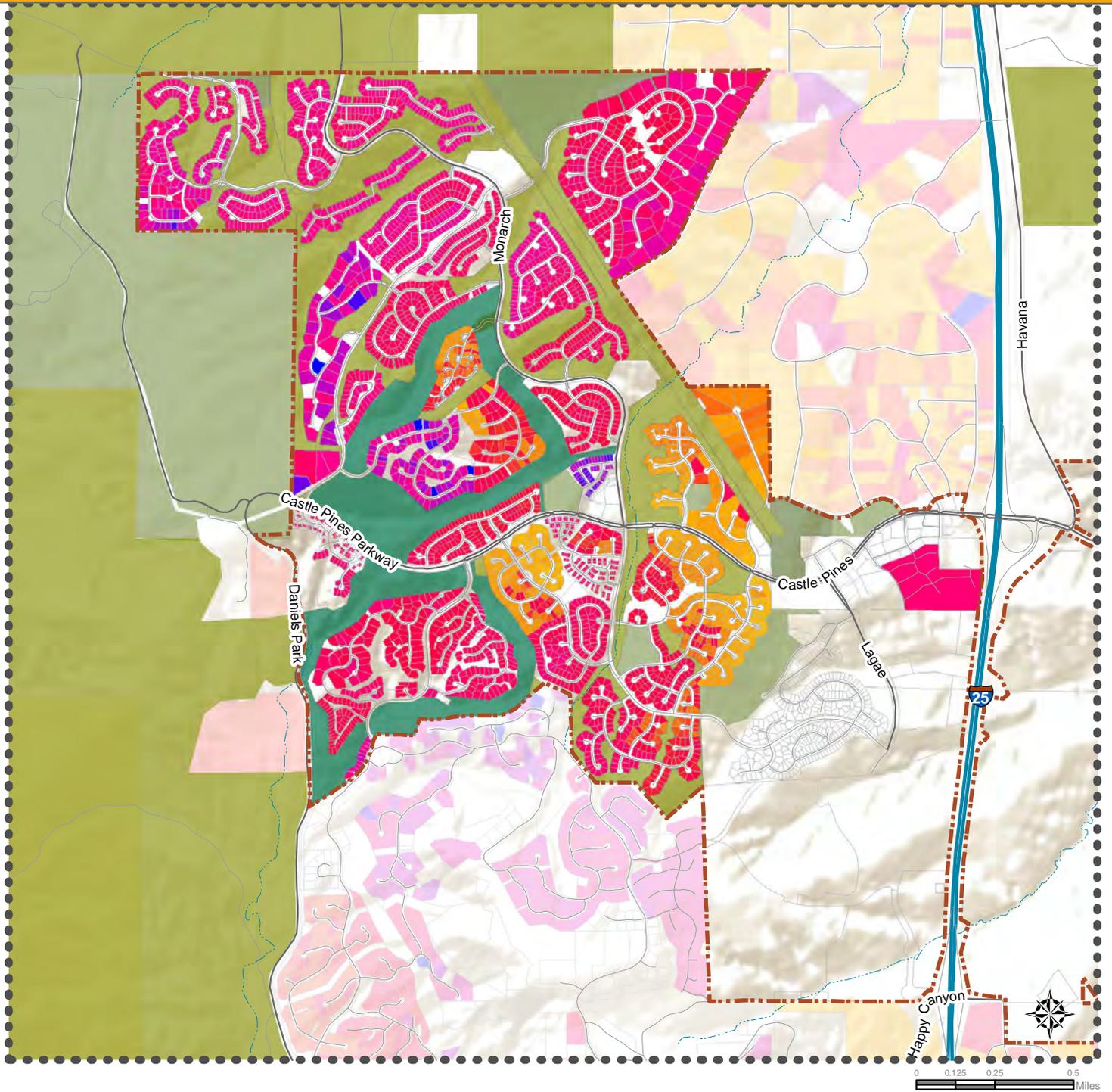
Castle Pines currently identifies as a stable single-family area with invested homeowners. While consistent quality of development is expected, new housing could introduce diversity of density and style to create unique neighborhoods. New housing opportunities could include semi-retirement and high-end multifamily homes. To many community members, neighborhoods composed primarily of single-family homes support the character of the community.

HOUSING OPPORTUNITIES

The trends toward an aging and attractive retirement community indicate a wider range for mixed housing types, density, and price range. Castle Pines should be a place for all life cycles, including housing for new families as well as aging seniors.



YEAR BUILT FOR EXISTING HOUSING



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

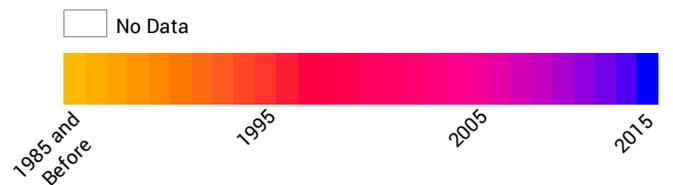
Boundaries

- Parcels
- Castle Pines
- Other Municipalities

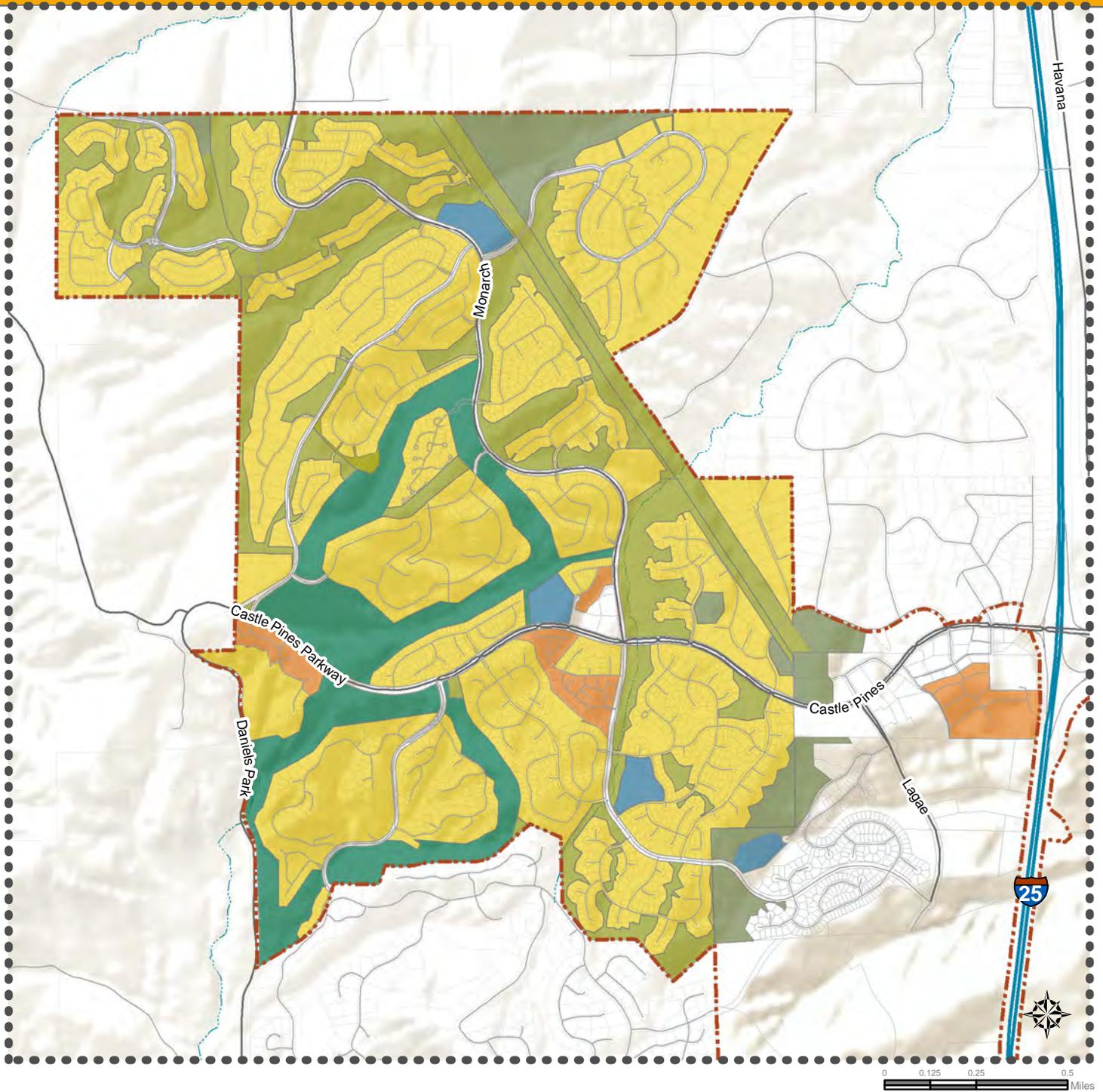
Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Year Built



EXISTING NEIGHBORHOODS



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

Boundaries

- Parcels
- Castle Pines
- Other Municipalities

Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course

Housing Type

- Multifamily
- Single Family

GOALS AND OBJECTIVES

Goal H-1: Build on the small town and friendly feel of neighborhoods and align new housing with community values.

- H-1.1 Establish design and connectivity standards that ensure aesthetic and connected neighborhoods.
- H-1.2 Maintain character of single-family and large-lot neighborhoods.
- H-1.3 Preserve environmental and visual resources through clustered development patterns and open space standards.
- H-1.4 Transition the density of housing within Mixed-Use Community areas using the lower density range adjacent to existing residential neighborhoods. See Mixed-Use Category Table 3.1.

Goal H-2: Provide a balance of diverse, high-quality housing that incorporates a range of type, design, and density and appeals to families, singles, and seniors.

- H-2.1 Accommodate upscale, multifamily housing opportunities within and adjacent to commercial areas.
- H-2.2 Support the provision of lifestyle communities for older residents with appropriate housing, green space, and amenities.
- H-2.3 Locate senior housing and assisted or independent living facilities close to community facilities and transportation options.



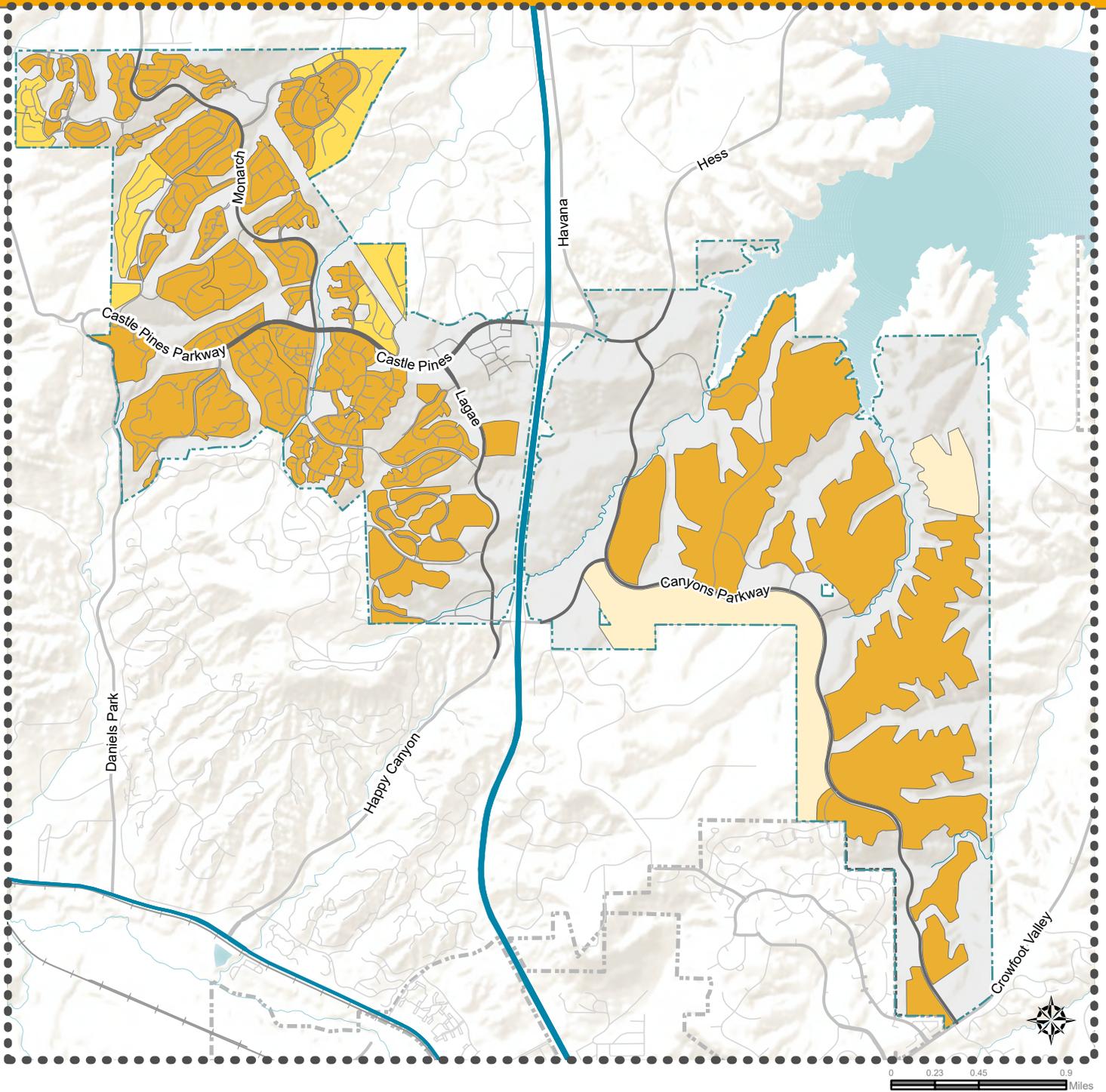
Figure 6. Illustration of Housing Diversity

Goal H-3: Support housing that meets the financial needs of current and future residents.

- H-3.1 Strengthen a mixed housing stock with a range of housing sizes and price points.
- H-3.2 Encourage the provision of primary or accessory housing types that facilitate aging in place.
- H-3.3 Support opportunities for high-quality attainable housing in proximity to activity centers, transportation and services.



HOUSING FRAMEWORK



Legend

- | | |
|----------------------|---------------------------|
| Castle Pines | Interstate |
| Other Municipalities | Major Road |
| Streams | Local Road |
| Lakes | Neighborhood Village |
| Railroad | Neighborhood Estate |
| | Neighborhood Conservation |



TRANSPORTATION

HIGHLIGHTS

- The lack of convenient transit options and distance that residents commute has resulted in more than three quarters of the Castle Pines workforce commuting to work alone in a privately owned vehicle (81.1%).
- The transportation network will need to balance vehicular mobility with an ability to conveniently and safely walk and bike between destinations.
- Population growth will increase traffic volumes, necessitating improvements to existing roads, construction of new roads, and additional travel options.
- Transportation options will be needed to help resident seniors remain mobile and attract younger residents who prefer alternative modes of transportation.

A well-balanced, well-maintained transportation system is critical for sustaining high quality of life. With the anticipated growth of Castle Pines, the high number of residents commuting outside the City, and the limited transit options, challenges can be expected of the existing transportation network. In addition, transportation preferences are shifting. Car ownership rates and vehicle miles traveled in the United States have decreased in recent years, while alternative modes such as bicycle commuting, car sharing, and transit ridership has increased. Investing in alternative transportation modes provides Castle Pines an opportunity to make infrastructure improvements that will appeal to both current and future residents as the community grows. The following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

85%
CASTLE PINES RESIDENTS

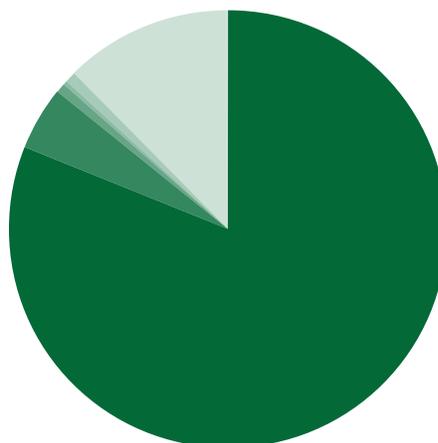
**THINK THE AVAILABILITY
OF PATHS AND WALKING
TRAILS IN CASTLE PINES IS
GOOD OR EXCELLENT**

Source: 2012 Castle Pines Citizen Survey

OVERVIEW

COMMUTING

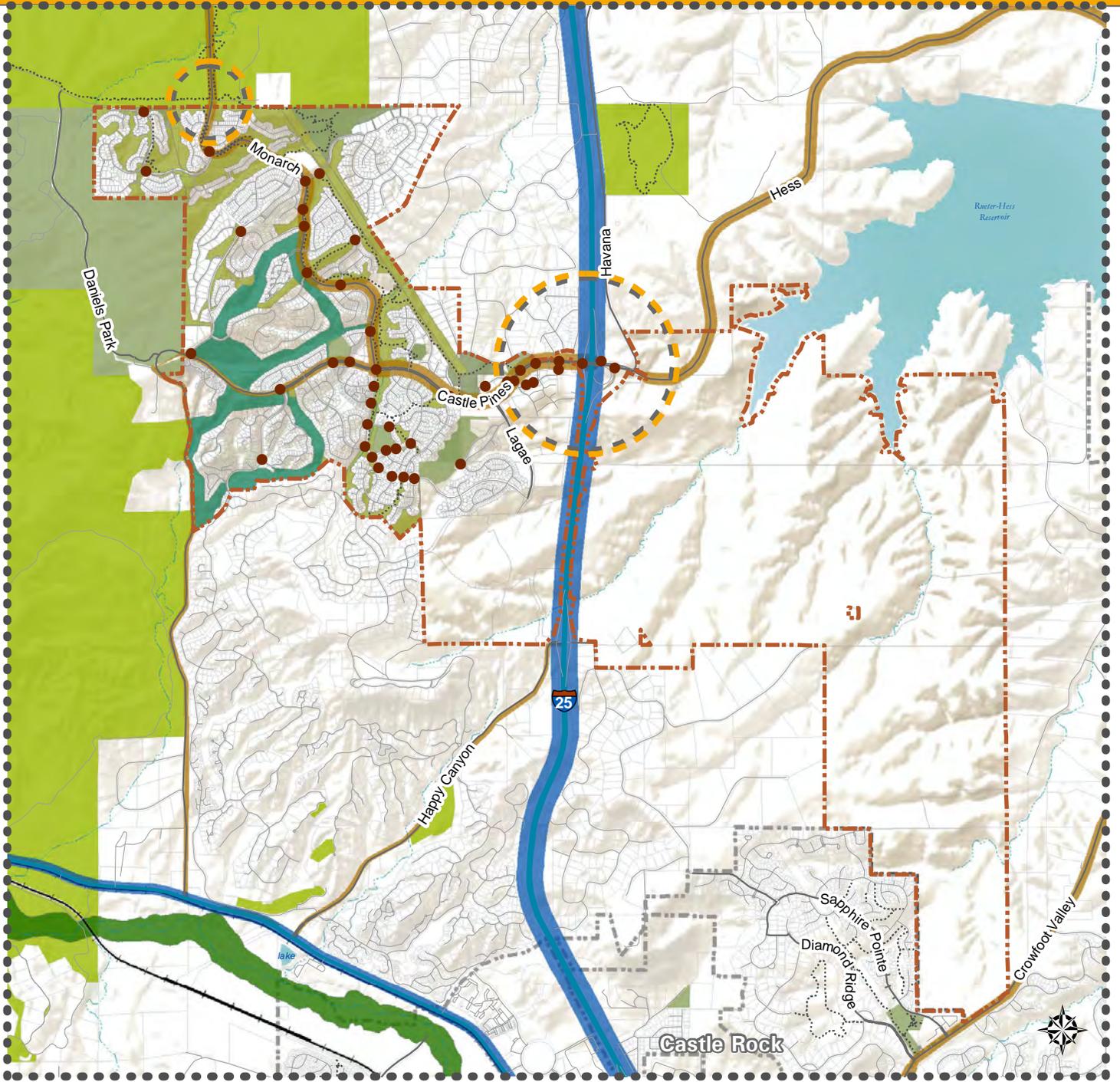
Four out of five Castle Pines residents commute to work alone in a privately owned vehicle, according to the 2014 American Community Survey. This is, in large part, due to the lack of convenient transit options and distance that residents commute. Close to 6.5% of the workforce commutes to work through carpooling, walking, public transportation, and other means. The remaining 12.4% of Castle Pines workers work from home. With the addition of FasTracks Light Rail Stations in Lone Tree, the number of residents using transit to commute may start to increase in the coming years.



- Drove alone (81.1%)
- Carooled (4.7%)
- Public transportation (0.7%)
- Walked (0.3%)
- Other (0.8%)
- Worked at home (12.4%)

Source: 2014 American Community Survey

EXISTING TRANSPORTATION INFRASTRUCTURE



Transportation

- Railroad
- Interstate
- Major Road
- Local Road
- Gateway

Boundaries

- Parcels
- Castle Pines
- Other
- Municipalities

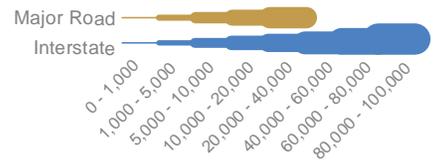
Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Pedestrian

- Cross Walks
- Existing Trails

Average Annual Daily Trips





Interstate 25 interchange at Castle Pines Parkway

STREET NETWORK

The City of Castle Pines maintains 36 miles of roads, with additional private roads maintained by other organizations. Snow removal on City roads is a priority for both safety and economic reasons, and the City currently contracts with a private provider for snow removal services. The current contract provides up to 10 trucks, based on community needs.

The interchange at Castle Pines Parkway and Interstate 25 (I-25) is the largest community entryway, serving over 24,000 daily trips. Monarch Boulevard is the other major arterial in and out of Castle Pines, which serves closer to 10,000 daily trips. The anticipated roadways within the Town Center, Lagae Ranch, and The Canyons developments will provide direct access to the Happy Canyon Road interchange at I-25. This is an opportunity to establish and design another community gateway while helping to distribute traffic through a looped road system, as an alternative to Castle Pines Parkway.



Circulation in Village Square

TRANSIT ACCESSIBILITY

Denver Regional Mobility and Access Council provides limited free and low-cost transportation options to local citizens with mobility challenges. Neighbor Network organizes community volunteers to act as drivers for senior citizens and people with disabilities within the Douglas County/Denver Metro area.

A carpool lot exists at the I-25 interchange at Castle Pines Parkway, supplying parking for 108 vehicles, although no bus service is currently provided. According to the 2014 American Community Survey, an estimate of 0.7% of Castle Pines residents use public transportation to get to work, a rate that has increased from 0.5% in 2012. Currently, the closest connection to transit is the Lincoln Station in Lone Tree. This station connects the E and F light rail lines as well as the 403 and 410 bus lines, managed by the Regional Transportation District (RTD). The expansion of the FasTracks light rail system south to the future RidgeGate Parkway Station and through the City of Aurora will provide Castle Pines residents an alternative connection to the Denver International Airport. Even though Castle Pines does not currently belong within the RTD boundary, the proximity and trends toward regional transit provide an opportunity for the City to pre-position certain locations for future transit access and park n' rides.



Residents bicycling on paved trail

BICYCLE AND PEDESTRIAN CONNECTIVITY

Castle Pines offers 14 miles of trails, and sidewalks on most residential streets. The off-street bicycle trails are not all connected, which prohibits their use for commuting purposes. While Castle Pines has many paved trails and sidewalks for a city its size, most of the crosswalks are limited to areas surrounding schools and major intersections, and there are significant gaps in sidewalk connections, often with sidewalks only on one side of the street. Recommendations to pedestrian facilities found in the *2011 Multi-Modal Enhancement Plan* include new and enhanced pedestrian crossings with raised medians, raised crossings, and sidewalk connections. Many of the recommended projects have been built. To enhance the bicycle network, new bike lane signing and pavement markings on major roads are recommended.

Due in part to the physical separation between residential neighborhoods and commercial destinations, most Castle Pines residents require a car for daily errands. The walkability of a community is generally influenced by the mix and proximity of walkable destinations, as well as pedestrian friendliness, such as block length and intersection density.

walk•a•bil•ity: (noun)

The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying or spending time in an area.

WHAT WE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comment focused on the following:

TRANSPORTATION INFRASTRUCTURE

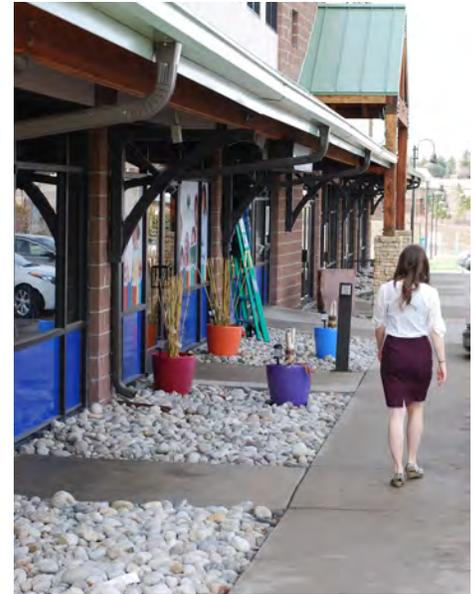
With a plan that sets up the vision for how the community develops over the next 20 years, it is important to plan for future transportation and infrastructure needs beyond what is needed today. Currently, increasing traffic congestion is a big concern, especially as anticipated development increases the demand on infrastructure. The two I-25 interchanges should be reconfigured to include bike lanes and easy pedestrian access between commercial areas in Castle Pines. Certain arterial roadways that pass through residential neighborhoods may need to implement traffic calming measures. There are also any concerns with traffic light timing and congestion issues at school sites.

BICYCLE AND PEDESTRIAN INFRASTRUCTURE

The provision of sidewalks and bike lanes is an important feature of creating a friendly town feel. Specifically, sidewalk and bike connections should be made between shopping areas and neighborhoods, as well as between schools and the neighborhoods that they serve. Many people already ride their bikes and walk around town for recreation, and the trails are becoming very popular. Enhanced regional bike route connectivity would be a community asset.

TRANSIT OPPORTUNITIES

Regional connections to transportation hubs are important considerations in the long-term. The proximity of the new RidgeGate Parkway Station in Lone Tree is exciting for many residents, as it highlights alternative transportation modes that will become increasingly relevant as residents age. Not currently belonging in the Regional Transportation District (RTD) boundary is the first challenge in considering direct bus and light rail connections to Castle Pines. The higher elevation of Castle Pines would pose an additional concern for light rail connections in the future. Shuttle services have been recommended as an interim measure to connect residents to regional transit options.



Sidewalk in front of shops at Village Square

GOALS AND POLICIES

Goal T-1: Visually reinforce the City's sense of community and distinct identity at gateways and along public right-of-ways.

- T-1.1 Integrate aesthetic gateway features at major entrances to Castle Pines and at entrances to neighborhoods with landscaping, design, and entrance signage. See Transportation Framework Map for gateway feature locations, and Figure 11: Materials Palette for recommended materials and colors.
- T-1.2 Create community-defining streetscapes along arterials and collectors using plantings, lighting, public art, or special paving.

Goal T-2: Develop an efficient, multi-functional transportation network designed to ensure safety, promote user access, and facilitate cost-effective operations and maintenance.

- T-2.1 Encourage road connectivity between adjoining neighborhoods and community facilities and services by connecting local and collector streets, where appropriate, and minimizing the development of cul-de-sacs.

- T-2.2 Ensure consistency between the Douglas County 2030 Transportation Plan, Denver Regional Council of Governments (DRCOG) 2040 Regional Transportation Plan, and local transportation plans.
- T-2.3 Coordinate with Douglas County Schools to improve bike, pedestrian and vehicle circulation, traffic facilities, and access issues at peak times around existing and future school sites.
- T-2.4 Support traffic calming and streetscape design on local streets to reduce traffic speeds while increasing the comfort and safety for pedestrians and bicyclists.
- T-2.5 Uphold the quality and maintenance of local and arterial roadways.
- T-2.6 Provide adequate primary, secondary, and emergency road connections for all neighborhoods.
- T-2.7 Strengthen the residential character outside of mixed-use areas through enhanced arterial road design using smaller lane widths, additional landscaping, and pedestrian crossings.
- T-2.8 Enhance vehicular and pedestrian connectivity and mobility within all Mixed-Use land uses by designing smaller blocks with a fine grain street network.

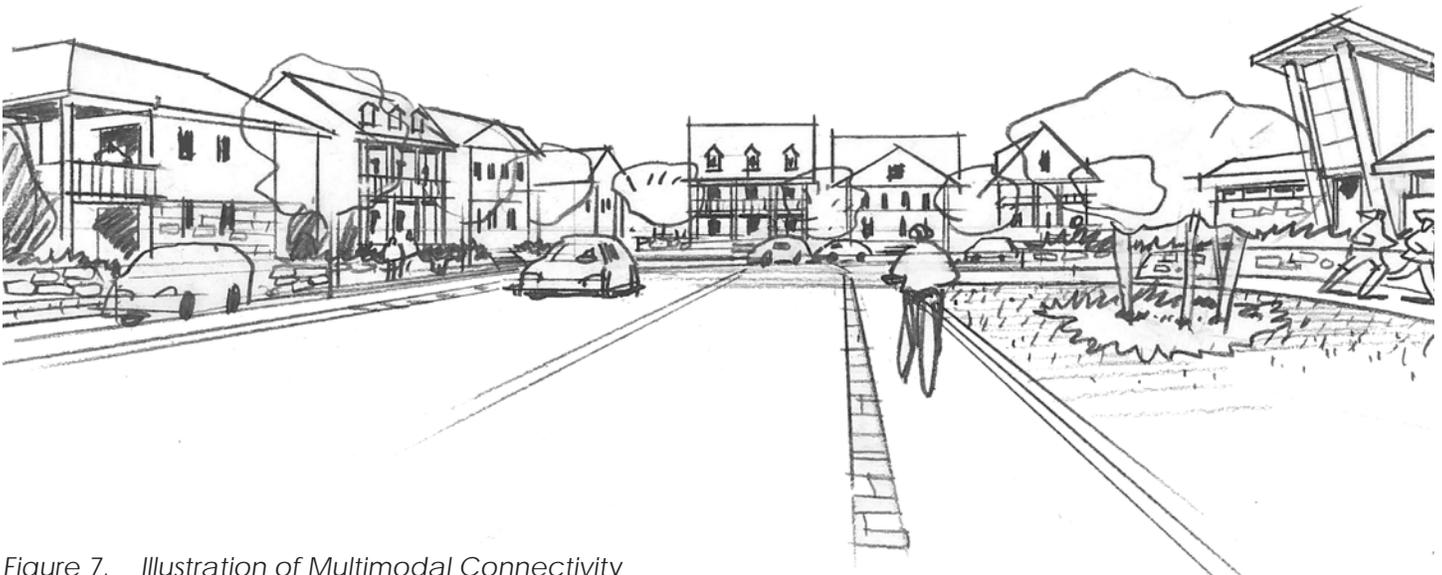


Figure 7. Illustration of Multimodal Connectivity

Goal T-3: Increase pedestrian and bicycle connectivity, accessibility, safety, and comfort.

- T-3.1 Create a continuous paved path system around the City, connecting neighborhoods, parks, schools, and commercial areas, and providing access to regional recreation facilities such as the Rueter-Hess Reservoir and the regional trail system.
- T-3.2 Provide landscaped medians within arterials streets, where possible, to provide safety islands where pedestrians can pause when crossing the streets.
- T-3.3 Complete a system of connected on-street and off-street bicycle facilities along or parallel to major roads.
- T-3.4 Create comfortable and safe pedestrian connections and crossings that encourage walking.
- T-3.5 Establish street standards for the provision of bicycle and pedestrian improvements in all new developments.
- T-3.6 Continue to implement sidewalk, crossings, and bike lane improvements recommended in the *Multi-Modal Enhancement Plan for Castle Pines Parkway and Monarch Boulevard*.

Goal T-4: Position the community for future public transit connections and commuting alternatives that reduce traffic congestion.

- T-4.1 Anticipate potential rail expansion, transit facilities, and park n' rides within Mixed-Use Downtown and Mixed-Use Market areas.
- T-4.2 Encourage transit-supportive densities and mixed-use development near the interchange of I-25 and Castle Pines Parkway.
- T-4.3 Support multimodal transportation solutions to connect residents to the nearby Regional Transportation District (RTD) light-rail stations and bus facilities.

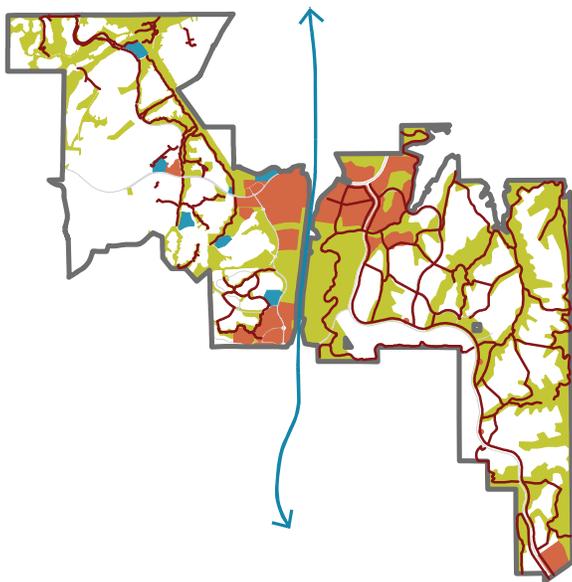
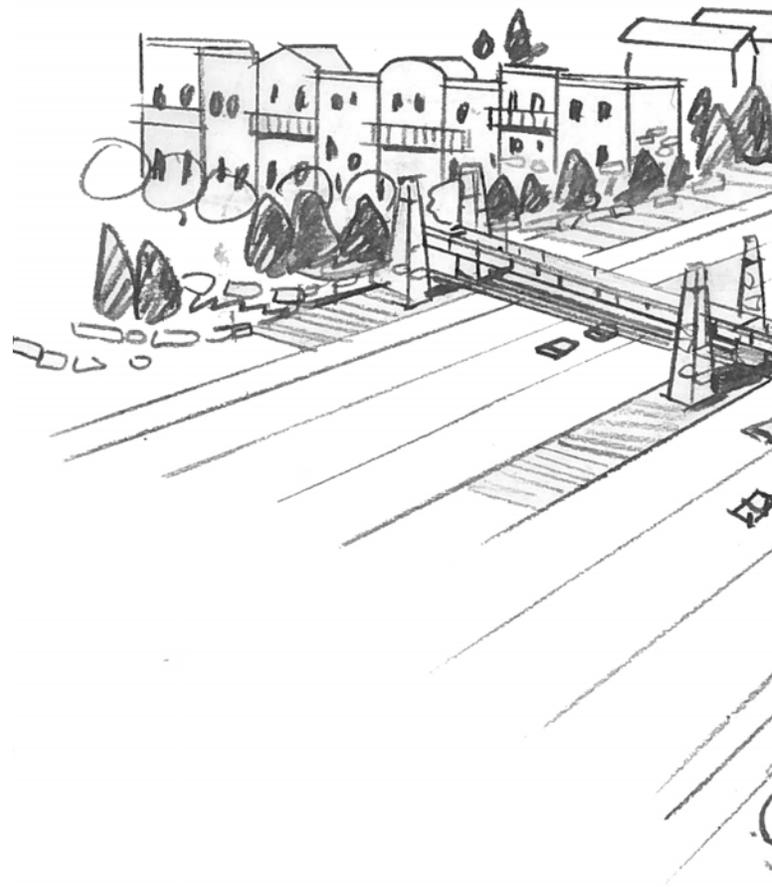


Figure 8. Diagram of Trail Connectivity

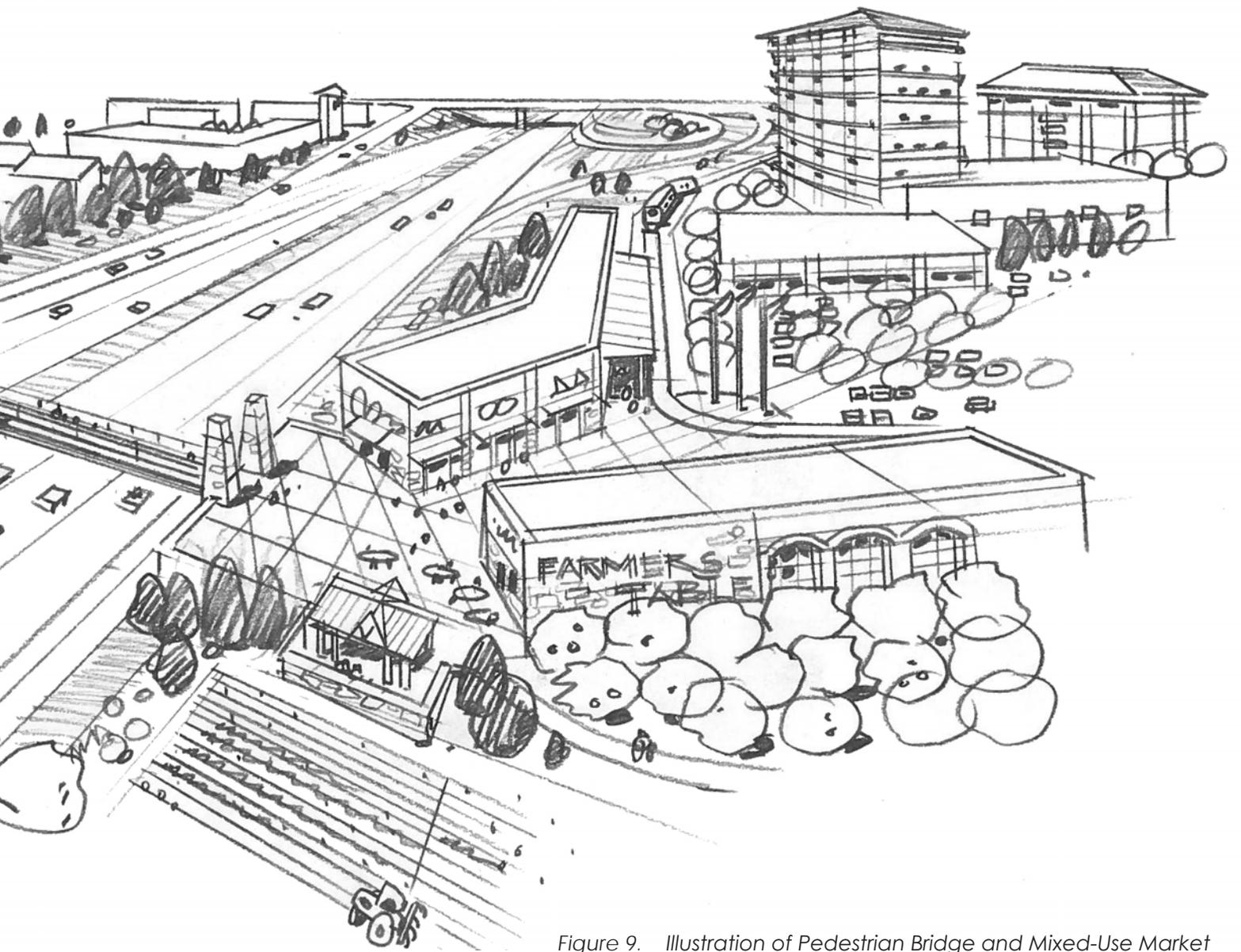
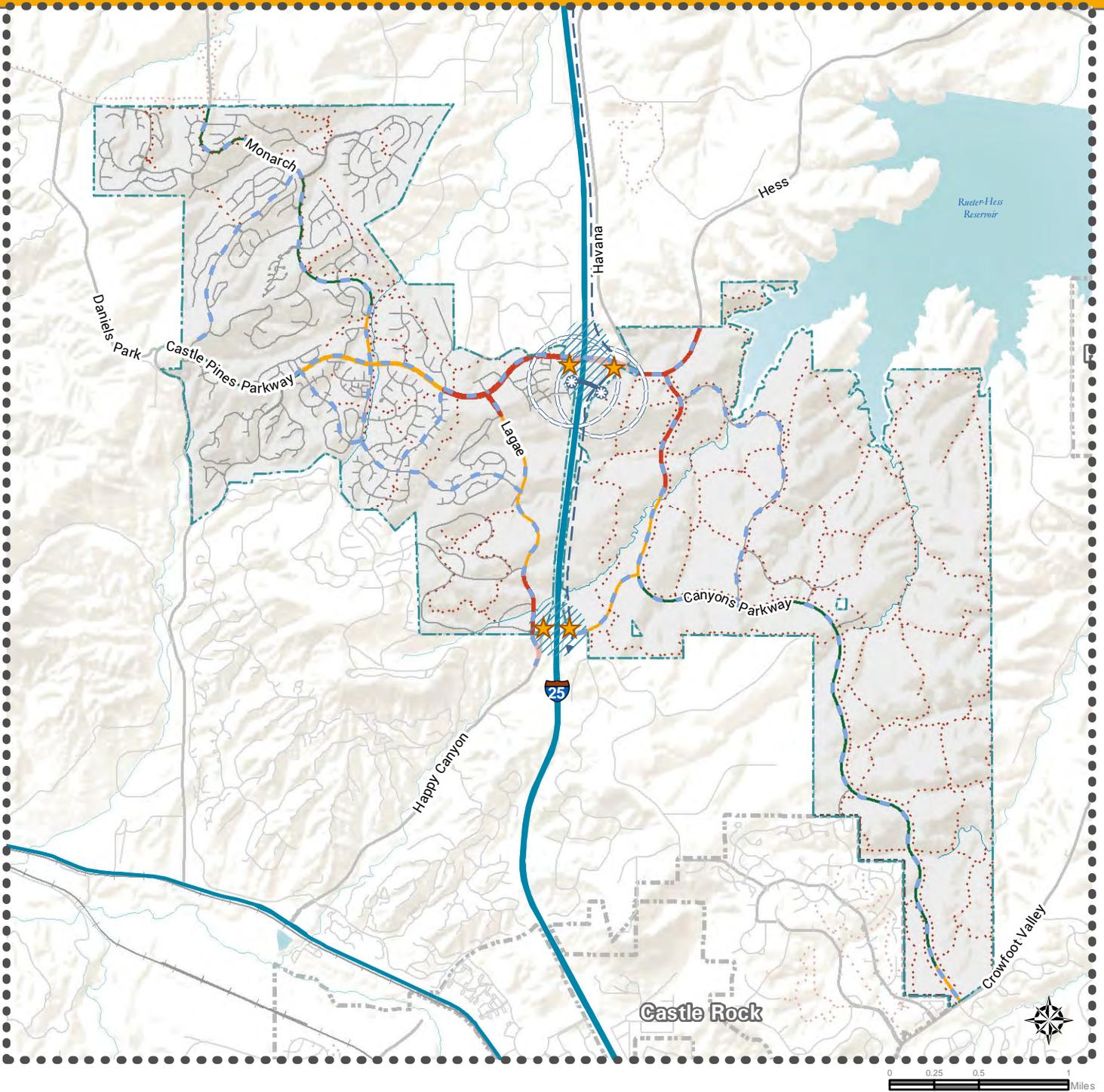


Figure 9. Illustration of Pedestrian Bridge and Mixed-Use Market

TRANSPORTATION FRAMEWORK



Legend

Castle Pines	Street Network	Ped/Bike Network	Transit Network	Enhancements
Other Municipalities	Interstates	Multi-Use Trails	Transit Station/Park-n-Ride	Gateway Features
Streams	Other Major Roads	Pedestrian Bridge	Transit-Oriented Development	Interchange Improvements
Lakes	Local Roads	Bicycle Facilities	Transit Line	
Railroad	Character Hierarchy of Major Roads			
	Regional Character			
	Community Character			
	Residential Character			

LAND USE + GROWTH MANAGEMENT

HIGHLIGHTS

- Low density residential development is the City's most dominant land use, and will continue to be into the future.
- Castle Pines' planned neighborhoods are key building blocks of its land use pattern, urban design, and transportation system.
- Concentrating growth in specified areas allows the City to increase its population while preserving much of its natural character and buffer between communities.
- New commercial areas provide opportunities for new forms of mixed-use and higher density retail, residential, and office space.

The way we use the land today and in the future is at the heart of the planning process. Land use decisions will affect all other aspects of the City of Castle Pines including traffic; noise and air quality; opportunities for jobs, housing and business development; community character and design; and the need for public facilities and services of all types. As the City of Castle Pines continues to grow, the community must decide how to capitalize on change while recognizing that the community's well-being will be affected by the policies and decisions made today. The majority of the existing housing and infrastructure was built in the last 25 years. and Castle Pines has continued to expand its municipal boundaries since incorporation in February 2008. Replicating the quality of neighborhoods, open space, design, and connectivity into new growth areas will ensure a unified and consistent quality-of-life community. The following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

95%
CASTLE PINES RESIDENTS

THINK THE OVERALL QUALITY
OF LIFE IN CASTLE PINES IS
GOOD OR EXCELLENT

Source: 2012 Castle Pines Citizen Survey

OVERVIEW

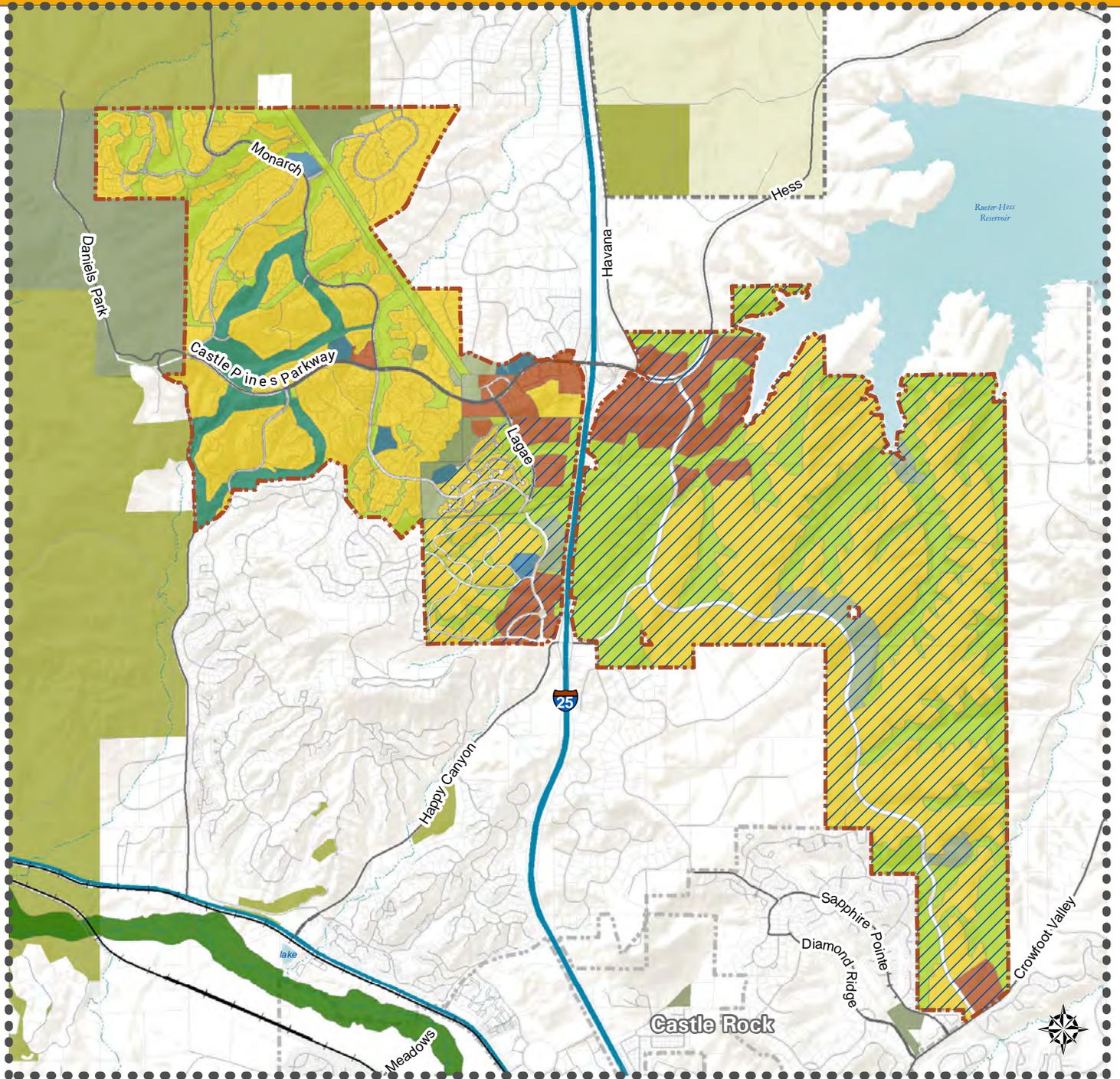
GROWTH MANAGEMENT

With growth comes increased demand for residential and commercial space, parks, schools, services, infrastructure facilities, and roads. There are currently 3,657 housing units in the City of Castle Pines. Of those, 46% were built between 2000 and 2009, while only 30 housing units were built between 2010 and 2015. Proposed developments have the potential to add an additional 3,806 housing units, more than doubling the current number of housing units in the community.



Shops at Village Square

EXISTING LAND USE + GROWTH AREAS



Transportation

- Railroad
- Interstate
- Major Road
- Local Road

Boundaries

- Parcels
- Castle Pines
- Other Municipalities
- City of Lone Tree Buffer Area

Natural Features

- Streams
- Lakes
- Open Space
- Parks
- Golf Course
- Riparian
- Conservation

Future Land Use

- Residential
- Mixed Use/Commercial Civic
- Dedicated School Sites
- Open Space
- Golf Course
- Park

Undeveloped Land

- Vacant

The impending development affords the City the opportunity to create and maintain efficient housing patterns. Strategically placed local services, schools, retail, and recreation will have the potential to minimize the lengths of trips and to facilitate walking and bicycling as alternatives to auto use.

FUTURE DEVELOPMENT

The 2009 annexation of The Canyons property east of I-25 doubled the size of Castle Pines, adding 3,343 acres to the community. With a focus on the natural environment and sustainability, The Canyons development proposes a maximum of 2,500 residential units and 225 acres of commercial property.

The 249-acre Lagae Ranch development, south of Elk Ridge Park, proposes an additional 231 single family homes, 400 multi-family homes, 9 acres of commercial/non-residential space, 76 acres of open space, and road improvements to mitigate anticipated traffic increases.

The Castle Pines Town Center development proposes an additional 475 single-family homes, 200 multi-family homes, 11.5 acres of mixed-use space, and 92 acres of open space with parks and trails. A school site is already dedicated adjacent to the residential development.

A looped road system will connect mixed-use commercial areas on Castle Pines Parkway, Happy Canyon Road and Canyons Parkway. An extension of Lagae Road will connect from Castle Pines Parkway, through the Lagae Ranch development, south to Happy Canyon Road. This will connect across I-25 to Canyon's Parkway and back up to Castle Pines Parkway, facilitating mobility and mitigating traffic challenges from future growth.



Future Town Center Development



Future Canyons Development



Future Lagae Ranch Development

EMERGENCY SERVICES

In the event of a wildfire, Castle Pines is served by the South Metro Fire Rescue and Castle Rock Fire and Rescue. The community was evaluated as part of the *Wildland-Urban Interface: Community Wildfire Protection Plan* in 2009 and received a risk rating of low. That rating was based on the road connectivity within the community, well-built homes, and the close proximity to fire stations and water hydrants. The amount of vegetation in surrounding open space does present a potential wildfire hazard, and therefore, it is encouraged to have a current mitigation and fire safety policy for the community.

WHAT WE'VE HEARD

Throughout the process, Castle Pines residents, leaders and business owners identified issues, opportunities, and needs facing Castle Pines. Public comment focused on the following:

DEVELOPMENT

Growth and new development is seen by some as a threat to the small community identity. This is due to concerns that open space will not be valued and preserved, that new residential areas will include incompatible density, and that growth will increase traffic congestion. New development can provide an opportunity to incorporate mixed-use and higher density retail, residential, and office space, clustering development to allow for more open space and public space. Future development may be viewed more positively as residents start to see the benefits and how additional tax revenue can provide for new amenities and infrastructure investment.

IDENTITY

The City should encourage a small town feeling through design guidelines or tighter development regulations. To enhance the first impression of Castle Pines, the City should invest in a gateway that is welcoming, and through better signage and landscaping. The Canyons development will alter the feel of Castle Pines with new densities and new forms of commercial space. It will be important to find an effective way to develop east of I-25 with a community brand that bridges existing and new, while maintaining economic vitality through appropriate development standards.

UNITY

Interstate 25 is seen as a significant barrier that may result in a community that is divided east from west. Development within The Canyons and the redevelopment of existing commercial areas on the west side of the roadway should consider all opportunities to strengthen physical, social, and economic cohesion within the City.



Example of branded gateway feature: Interlocken

GOALS AND OBJECTIVES

Goal LU-1: Design development to complement both the natural and man-made landscape.

- LU-1.1 Encourage compact or clustered development patterns that conserve and minimize the impact of development on natural resources, and ensures a natural buffer between communities.
- LU-1.2 Protect the integrity of urban areas by protecting views to and from significant natural features.
- LU-1.3 Mitigate environmental and visual impacts on the natural terrain.
- LU-1.4 Minimize negative impacts of light and noise pollution, using energy efficient measures and dark sky practices such as energy-efficient lights, minimizing glare, and using shielding techniques to direct light downward.

Goal LU-2: Achieve compatibility and balance between residential and non-residential land uses.

- LU-2.1 Use design techniques and land use elements to provide compatibility between residential and non-residential uses and create a sense of community identity.
- LU-2.2 Ensure non-residential building design, scale, and orientation are compatible with the surrounding natural and built environment.
- LU-2.3 Promote economic development and employment opportunities in proximity to multifamily housing.
- LU-2.4 Promote development patterns and community design that meet the needs of residents as they age.
- LU-2.5 Maintain high-quality standards in planning for utility sites that minimize impacts to the surrounding area.

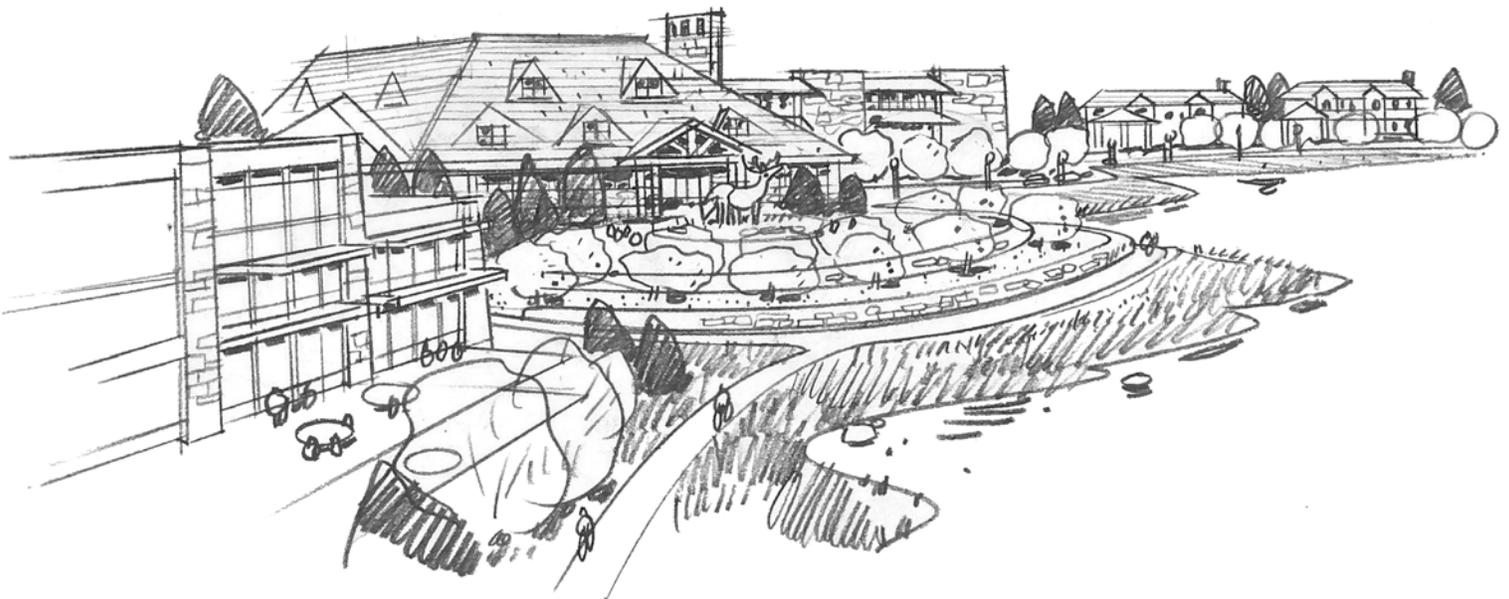


Figure 10. Illustration of Development near Rueter-Hess Reservoir

Goal LU-3: Establish public space or gathering places in new and existing neighborhoods.

- LU-3.1 Locate community gathering places and/or activity centers to serve as the heart of the smaller community, to provide a sense of community identity, to act as a gathering place, and provide a place for community services.
- LU-3.2 Encourage neighborhood gathering space for residents, including schools, parks, small-scale retail, or recreation center or other public facility.
- LU-3.3 Blend the existing character of adjoining developments with the design of new developments to create a seamless and unified community.
- LU-3.4 Re-evaluate form, intensity, and mix of uses for all Planned Developments as plats are submitted, to allow for flexibility and creative high quality design solutions.

Goal LU-4: Foster preservation and conservation of environmental systems and sense of place.

- LU-4.1 Balance development with preservation of environmental and visual resources.
- LU-4.2 Support the establishment and enhancement of community separators by creating open space and landscaped buffers, help screen views and provide wildlife habitat.
- LU-4.3 Minimize impacts to wildlife by ensuring that development and land use are compatible with wildlife.
- LU-4.4 Support the management of wildlife populations to maintain viable populations, species health, and to minimize human/wildlife conflicts.
- LU-4.5 Carefully consider and weigh important wildlife habitat in connection with new development and open space purchases/conservation.

Goal LU-5: Recognize and respect natural geologic conditions and hazard risks.

- LU-5.1 Ensure development is appropriate when weighed against hazards and natural constraints.
- LU-5.2 Discourage and avoid development in areas with high potential for wildfire, where mitigation is impractical or excessive, or other significant constraints and hazards are present.
- LU-5.3 Identify and mitigate wildfire hazards in areas determined appropriate for development.
- LU-5.4 Coordinate with local fire and emergency service providers, as well as county and state level wildlife departments on pertinent wildlife management issues.

Goal LU-7: Ensure the provision of necessary services and infrastructure concurrently with development in an efficient and cost-effective manner.

- LU-7.1 Review projected development to mitigate negative impacts on existing services and infrastructure.
- LU-7.2 Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.
- LU-7.3 Encourage urban development in areas with existing and planned capacity in services and infrastructure.
- LU-7.4 Ensure new development pays its fair share.
- LU-7.5 Consider the capacity of community services and facilities, environmental resources, education, and transportation to accommodate development when annexing new lands into the City.

Goal LU-8: Provide effective, efficient, and high-quality emergency services to City residents.

- LU-8.1 Coordinated law enforcement resources and emergency services to correspond with new developments and anticipated population growth.
- LU-8.2 Locate and design emergency service stations to be efficient and compatible with surrounding area.



Figure 12. Massing Transect. Intended only to show land use concepts. Diagram not to scale.

LAND USE PLAN

The Land Use Plan embodies the community vision, illustrating the desired mix, character, and location of future land uses. The Future Land Use Plan identifies the distribution of mixed-use, residential, recreation and civic land uses within the City limits of Castle Pines. Each land use category, described in Tables 1-4 includes a list of defining characteristics, intended land use mix, and a guideline for residential density.

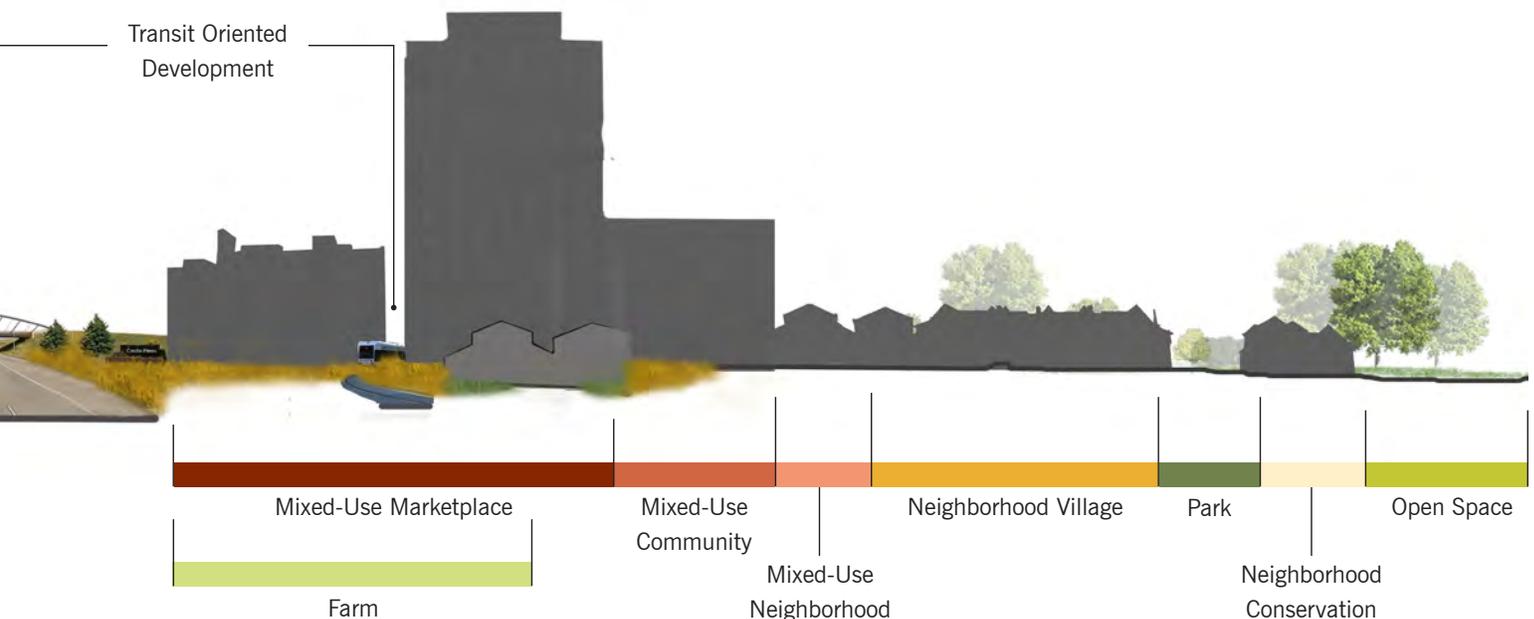
The transect graphic of the City below highlights the differences in density and character for the full range of land use categories.

WHAT IS THE DIFFERENCE BETWEEN A LAND USE PLAN AND ZONING?

The Future Land Use Map and Land Use Category descriptions, coupled with the goals and objectives within each framework, help direct development patterns and infrastructure improvements citywide to achieve the overall community vision.

Zoning refers to land use entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site.

The general recommendations of the Land Use Plan form the basis for zoning and municipal code regulations.



MIXED-USE CATEGORIES

Table 1

LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Mixed-Use Marketplace</i>	<ul style="list-style-type: none"> • Intended to develop as a concentrated and dense mix of uses • Scaled to create a functional, walkable, pedestrian-friendly urban environment with public gathering spaces • Vertical and horizontal mix of uses that integrates high density residential units with retail, commercial, office and restaurant uses • Sited adjacent to major regional roadways and to incorporate a potential future transit • Promote cohesive urban design with consistent development standards 	<ul style="list-style-type: none"> • Retail and Services • Hotels • Offices • Civic and Community Facilities • Entertainment, Culture, and Arts • Plazas and Parks • Multifamily Housing (including apartments and condominiums, and excluding single family housing) • Transit Facilities • Vertical Mixed-use • Senior Housing 	30 Dwelling Units/Acre
<i>Mixed-Use Downtown</i>	<ul style="list-style-type: none"> • Central business district serving the local and regional area • Diverse mix of land use, including restaurants, community facilities, and multifamily residential • Space for local community event and daily socialization • Designed as a walkable and pedestrian-scaled activity center with small block sizes, highly connected street network, and wide sidewalks • Encourages redevelopment and infill of catalyst sites 	<ul style="list-style-type: none"> • Retail and Services • Entertainment, Culture, and Arts • Hotels • Medium-Rise Offices • Education • Civic and Community Facilities • Plazas and Parks • Multifamily Housing • Vertical Mixed-use • Offices • Senior Housing 	15 Dwelling Units/Acre

LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Mixed-Use Community</i>	<ul style="list-style-type: none"> Serves local and regional commercial, service and employment needs Sited at intersections of major arterials and Interstate 25, typically anchored by a grocery store, employment or civic uses Encourages integrated vertical and horizontal mixed use with multifamily residential 	<ul style="list-style-type: none"> Medium-Format Retail and Services (including grocery stores) Low and Medium-Rise Office Hotels Entertainment, Culture, and Arts Plazas and Parks Multifamily Housing Senior Housing 	Range of 10-15 Dwelling Units/Acre (see Objective H-1.4 for intention of range)
<i>Mixed-Use Neighborhood</i>	<ul style="list-style-type: none"> Provides a mix of supporting services and small-scale commercial for the surrounding neighborhoods Designed to complement the neighborhood's character and social activities 	<ul style="list-style-type: none"> Neighborhood-Serving Commercial and Retail Small-Scale Office Civic and Community Facilities 	N/A

NEIGHBORHOOD CATEGORIES

Table 2

LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Neighborhood Village</i>	<ul style="list-style-type: none"> Primarily residential in character, consisting of a variety of housing types Represents the largest residential component (geographically) of the City’s Land Use Plan and the majority of newly developing neighborhoods Compatible with character of established neighborhoods Clustered development to maximize open space and the natural environment 	<ul style="list-style-type: none"> Single Family Detached Homes (including patio and cottage-style) Single Family Attached Homes (including townhomes and duplexes) Condominiums and Low-Rise Apartments Parks Schools Civic and Community Facilities Mixed-Use Neighborhood Retail and Services 	4-10 Dwelling Units/Acre
<i>Neighborhood Estate</i>	<ul style="list-style-type: none"> Low-density residential neighborhoods, primarily composed of detached single family housing 	<ul style="list-style-type: none"> Single Family Detached Homes Mixed-Use Trails 	1 Dwelling Unit/Acre
<i>Neighborhood Conservation</i>	<ul style="list-style-type: none"> Lowest residential densities and large lot areas with agriculture or equestrian uses Located near or adjacent to significant natural features or established open spaces Consisting of a variety of housing types, with detached single family homes as primary type 	<ul style="list-style-type: none"> Single Family Detached Homes Agriculture Open Space Mixed-Use Trails Schools Fire Station 	1 Dwelling Unit/20 Acres

RECREATION CATEGORIES

Table 3

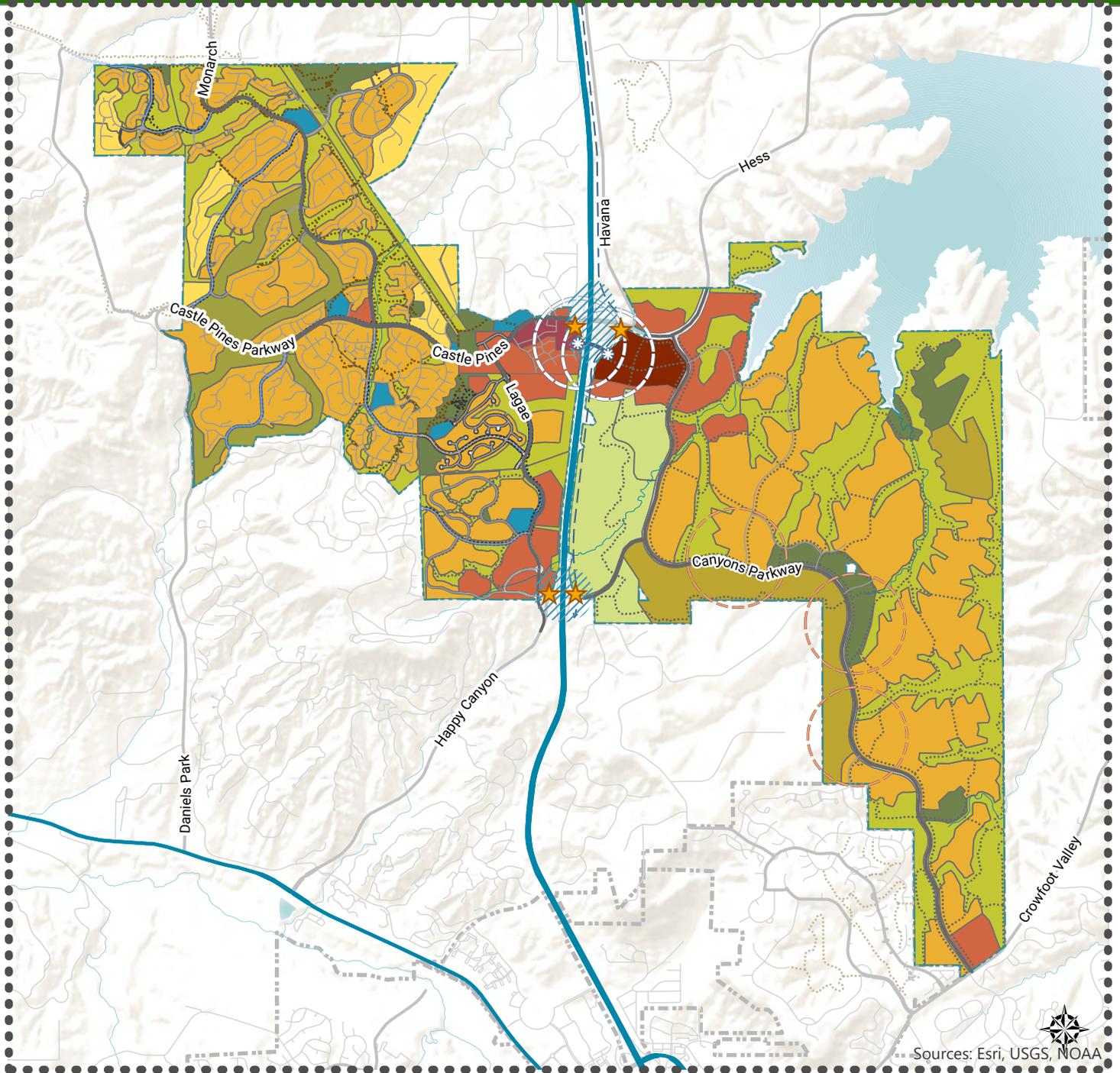
LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Park</i>	<ul style="list-style-type: none"> • Intended to provide both passive and active recreational and community environments • Integrated into neighborhoods and connected to city-wide trail system • Provides space for private and community events 	<ul style="list-style-type: none"> • Parks • Multi-Use Trails • Civic, Cultural and Arts Facilities • Playgrounds • Small-Scale Commercial/Food Service 	N/A
<i>Golf Course</i>	<ul style="list-style-type: none"> • Public or private golf courses and associated facilities 	<ul style="list-style-type: none"> • Golf Courses • Driving Ranges • Clubhouse and related facilities 	N/A
<i>Open Space</i>	<ul style="list-style-type: none"> • Maintains the natural character with minimal disturbance of the land • Provides opportunities for passive recreation activities • Protects viewsheds and important community buffers 	<ul style="list-style-type: none"> • Natural Areas • Open Lands • Conservation Easements • Environmentally Sensitive Lands • Multi-Use Trails 	N/A
<i>Farm</i>	<ul style="list-style-type: none"> • Intended to be primarily used for community supported agriculture production and sales • Providing limited access to the public through multi-use trails • Supports agritourism, and urban agriculture education 	<ul style="list-style-type: none"> • Agricultural Production • Farm Sales • Multi-Use Trails • Equestrian Facilities 	N/A

CIVIC CATEGORIES

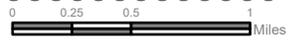
Table 4

LAND USE CATEGORY	DEFINING CHARACTERISTICS	LAND USE MIX	AVERAGE NET RESIDENTIAL DENSITY
<i>Public/Quasi Public</i>	<ul style="list-style-type: none"> • Civic and community facilities that are open to the public, or provide services to the community • Smaller community-serving or educational facilities are integrated into neighborhoods • Larger community-serving or educational facilities centrally located 	<ul style="list-style-type: none"> • Civic and Community Facilities • Schools • Recreation Facilities • Employment 	N/A

FUTURE LAND USE PLAN



Sources: Esri, USGS, NOAA



- | | | |
|---------------------------------------|-----------------------|---------------------------|
| Transit Station/Park-n-Ride | Interstate | Mixed-Use Marketplace |
| LightRail Stations | Major Road | Neighborhood Conservation |
| Gateway Features | Local Road | Mixed-Use Downtown |
| Interchange Improvements | Bike Lane or Shoulder | Mixed-Use Community |
| Pedestrian Bridge | Buffered Bike Lane | Mixed-Use Neighborhood |
| Transit Line | Multi-Use Path | Neighborhood Village |
| 0.25 mile Mixed-Use Neighborhood Area | Pedestrian Trails | Neighborhood Estate |
| Transit-Oriented Development | Planned Trails | Park |
| | Other Municipalities | Golf Course |
| | | Open Space |
| | | Public/Quasi Public |
| | | Right of Way |



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CHAPTER FOUR

Implementation



IMPLEMENTATION STRATEGIES

Implementation strategies must be relevant, adaptive, and decisive, in order to realize the vision, goals, and objectives of the Plan. This means recognizing the evolution of market trends, regional opportunities, and emerging technologies. The key strategies and projects listed in Table 4-1 are intended to influence future zoning and regulation changes, suggest potential financing tools, establish and leverage new partnerships, prioritize capital investments, and redefine land development patterns. The resources and partnerships required for each strategy will be considered in conjunction with annual budgeting and capital planning. Each strategy outlined in Table 4-1, encompasses a series of implementation projects, which fall under three categories:

REGULATORY REFORM

Some development regulations and standards will need to be updated to ensure consistency with the goals and objectives of the Comprehensive Plan. This includes zoning, subdivision regulations, roadway, signage standards, and taxing structures.

CAPITAL PROJECTS

These major infrastructure investments and funding partnerships are specifically relevant to the implementation of the Comprehensive Plan goals and objectives, but will be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of capital improvement expenditures.

SUPPORTING PLANS AND STUDIES

Specific locations or initiatives in Castle Pines may require additional support and direction at a more detailed level than of what is established in this the Comprehensive Plan. These include site-specific development guidelines, feasibility studies, master plans, subarea plans, or additional funding mechanisms.

Table 5

STRATEGIES AND PROJECTS	REGULATORY REFORM	CAPITAL PROJECTS	PLAN OR STUDY
<i>1.0 Invest in Downtown Revitalization</i>			
1.1 Create a Downtown Plan that encompasses the Mixed-Use Downtown land use category and illustrates a cohesive vision for future development and public amenities.			✓
1.2 Consider creation of a Downtown Development Authority (DDA) to capture the tax revenue increment and finance redevelopment.			✓
1.3 Implement a competitive mill levy and/or lower tax burden on existing commercial property.	✓		
1.4 Continue negotiations to redevelop the vacant Safeway site.		✓	

STRATEGIES AND PROJECTS	REGULATORY REFORM	CAPITAL PROJECTS	PLAN OR STUDY
<i>2.0 Activate Downtown with Events and Community Gathering Space</i>			
2.1 Initiate a feasibility study to examine type, location, community benefit and cost of a new outdoor civic space.			✓
2.2 Conduct an audit of existing events and identify opportunities and partnerships to establish new community events.			✓
2.3 Provide pedestrian-oriented landscape and streetscape improvements as outlined in a Downtown Plan, including benches, trees, trash receptacles, banners, lighting, wider sidewalks, striped crosswalks, planters, and bike racks.		✓	
<i>3.0 Facilitate Development of Recreation and Wellness Center</i>			
3.1 Initiate a feasibility study for recreation and wellness center looking specifically at size, cost, programming, and public support.			✓
3.2 Identify funding initiatives and cost sharing opportunities.			✓
3.3 Investigate opportunities for Public-Private Partnership (PPP).			✓
3.4 Release Request for Proposals (RFP) for contracting the design and construction of the facility.		✓	
<i>4.0 Build on Current Look, Feel, and Brand of Castle Pines</i>			
4.1 Establish Gateway Overlay area to address design guidelines and/or funding, within 0.25 miles of interchanges at I-25/Castle Pines Parkway and I-25/Happy Canyons Road.	✓		
4.2a Create a wayfinding strategy and guidelines.			✓
4.2b Implement wayfinding strategy and guidelines.		✓	
4.3a Develop streetscape standards along all major arterials.			✓
4.3b Implement streetscape standards along all major arterials.		✓	
4.4 Design and construct entry signs at highway interchanges.		✓	
4.5 Revise sign regulations in the Zoning Ordinance.	✓		
4.6 Update local roadway and highway signs to identify the City of Castle Pines.		✓	
<i>5.0 Manage Design for New and Infill Development</i>			
5.1 Revise zoning categories to reflect intent of Future Land Use Categories.	✓		
5.2 Establish consistent design criteria for mixed-use commercial areas.	✓		
5.3 Update housing and commercial mix and density regulations.	✓		
5.4a Implement and construct public amenities associated with Rueter-Hess Reservoir access.		✓	

STRATEGIES AND PROJECTS	REGULATORY REFORM	CAPITAL PROJECTS	PLAN OR STUDY
5.4b Coordinate with Parker Water District and The Canyons to develop a commercial area with access to the Rueter-Hess Reservoir.			✓
<i>6.0 Strengthen Open Space and Park Development</i>			
6.1 Create a separate, specific Parks, Trails, and Open Space Plan.			✓
6.2 Amenitize trails with benches, trees, and lighting to encourage an enjoyable walking experience.		✓	
6.3 Investigate opportunities to acquire new parks and open space.			✓
6.4 Develop Intergovernmental Agreements (IGA) or Memorandum of Understanding (MOU) with the CPN Metro District to establish a consistent set of high standards for parks and open space.	✓		
6.5 Expand the trail system to connect commercial and recreation destinations to neighborhoods.		✓	
<i>7.0 Improve Streetscape and Circulation</i>			
7.1 Create a separate, specific Transportation Plan to address maintenance, traffic syncing, and road improvements.			✓
7.2 Continue to implement the Multi-Modal Enhancement Plan for Castle Pines Parkway and Monarch Boulevard.		✓	
7.3a Coordinate with Colorado Department of Transportation (CDOT) on a feasibility study for interchange reconfigurations to incorporate bicycle and pedestrian facilities, and longer turn lanes. 7.3b Coordinate with private developments, Douglas County, and CDOT to mitigate on and off site impacts of large-scale development and share cost of interchange improvements.			✓
<i>8.0 Pre-Position Future Transit Opportunities</i>			
8.1 Join the Regional Transit District (RTD) to acquire access to public transportation and connect regionally.	✓		
8.2a Initiate a station area plan to create parking and transit facilities on either side of I-25, just south of Castle Pines Parkway.			✓
8.2b Build a pedestrian and bicycle overpass to safely connect commercial areas and future transit facilities.		✓	
<i>9.0 Incorporate Food Production and Urban Agriculture</i>			
9.1 Initiate a feasibility study to assess appropriate locations, cost, and partnerships for local community gardens.			✓
9.2 Implement budgetary funding for design, construction and maintenance of community gardens.		✓	

ADAPTIVE MANAGEMENT PROGRAM

ANNUAL REPORT, WORK PLAN AND BUDGET

The Annual Report, prepared by the Director of Community Development, summarizes and highlights achievements over the year that have helped implement the Comprehensive Plan. The Report will take stock of what capital projects have been completed or initiated, the status of new supporting plans, the product of new regional or inter-agency partnerships, as well as any regulatory updates put in place to accomplish the long-term vision of Castle Pines.

As part of this annual review, Community Development Staff should evaluate the work completed and re-prioritize strategies to be included in the Annual Work Plan.

Understanding that best practices, technology, market trends, and local priorities can evolve, the work plan may include new strategies that are not listed in this Plan. The focus of the initial work plan should be on strategies that further the vision and policies of the Comprehensive Plan, and that can be initiated in the short term.

Quadrant 1 includes project packages that are have the ability to greatly impact the community but come with a high price tag. Quadrants 2 and 4 include project packages that are generally more regulatory in nature and that will have incremental positive change over time. They also have those “low-hanging fruit” projects that are required for subsequent improvements. Quadrant 3 includes project packages that may take longer to implement as many of them also require additional funding sources.

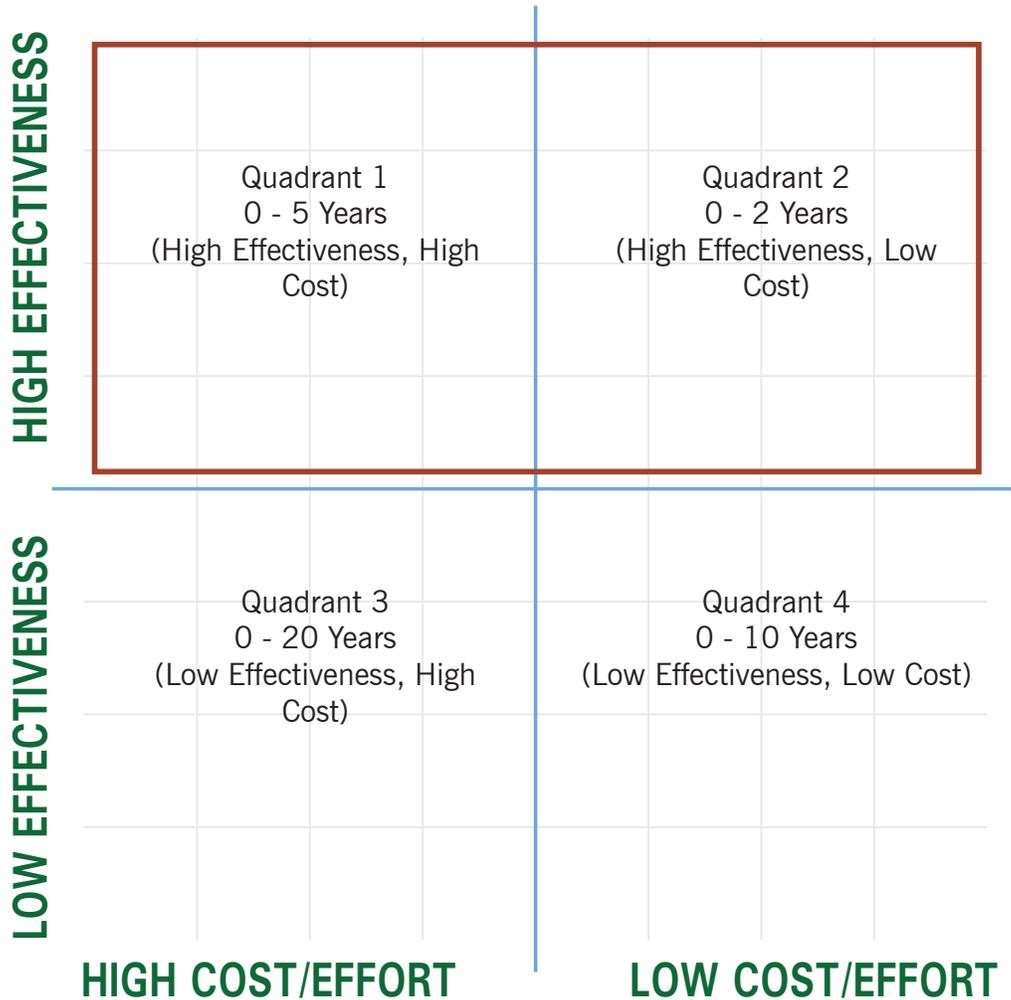


Figure 13. Quadrant Diagram

PRIORITY PROJECTS

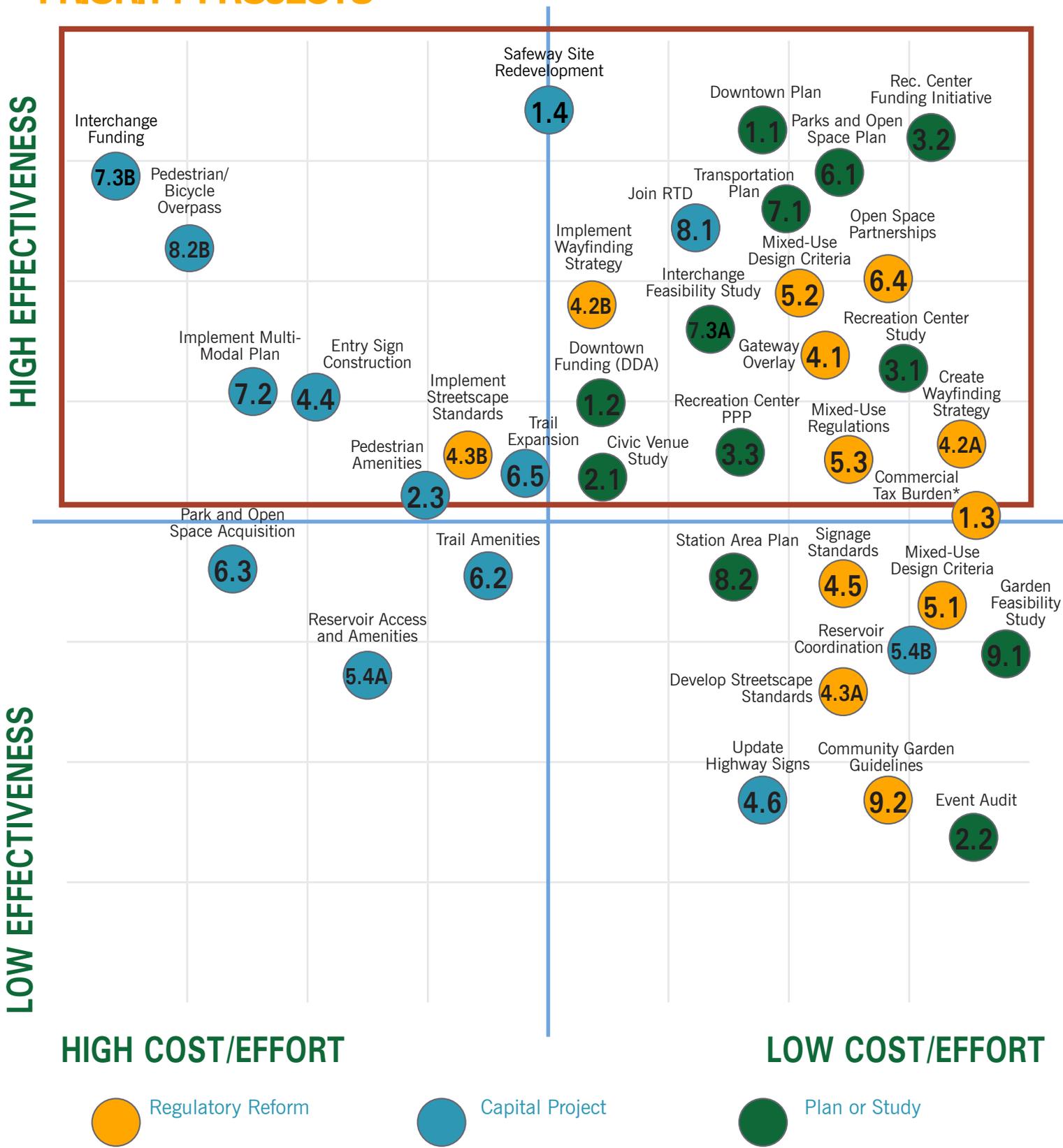


Figure 14. Priority Projects

*no/low cost to implement, but will have a negative impact to tax revenue.

HOW TO USE THE PLAN

Successful implementation of the Comprehensive Plan depends on the coordinated and collective action of City decision makers, staff members, community members, and regional partners. The Plan's goals, objectives, and implementation strategies function as tools to guide decisions and ensure the harmonious and coordinated development of Castle Pines.

- City Council's role is to guide implementation by developing partnerships, and directing and identifying funds for the Annual Work Plan priorities.
- Planning/Zoning Commission's role is to actively promote consistency of development with the Plan's vision and goals; each decision should be assessed to see how it helps advance the goals in the Plan.
- City Staff is responsible for pursuing the implementation strategies identified in the Annual Work Plan, and developing new initiatives, in accordance with Plan's vision and goals. City staff will also continue to review development proposals, providing decision-makers with information as to whether such proposals align with the intentions of the Comprehensive Plan.

COMPREHENSIVE PLAN AMENDMENTS

The City Council and Planning/Zoning Commission can review and adopt Comprehensive Plan amendments between major updates to ensure that current community issues continue to be addressed and that the Plan continues to provide clear and realistic direction for future growth. A major update to the Comprehensive Plan shall be prepared at least once every five years, or as directed by Planning/Zoning Commission and/or City Council.

TYPES OF AMENDMENTS

There are four basic forms of possible amendments or updates to the Comprehensive Plan:

1. Comprehensive Plan Text Amendments: Changes to the language and text of the 2016 Comprehensive Plan that could revise the Plan's goals or objectives, and subject to public process.
2. Land Use Plan Amendments: Changes to the land use designations or descriptions contained in the Land Use Plan, and subject to public process.
3. Administrative Plan Amendments: Minor changes or revisions to the Plan's text, figures, or maps to reflect updated information or grammatical corrections, which can be processed by City staff and are not subject to the public hearing process.
4. Major Plan Update: A chance to reconfirm the Plan's vision and direction with the public every five years, as directed by Planning/Zoning Commission, City Council, or staff, or based on annual reports. degrees of change. This may or may not result in a large-scale changes.

AMENDMENT CONSISTENCY WITH ADOPTED PLAN

The appropriateness of a plan amendment request shall be determined in accordance with the following criteria:

1. Does the amendment request implement, further, or is it otherwise consistent with, one or more of the goals, objectives, and strategies of the Comprehensive Plan? Explain.
2. Will the amendment request interfere with the existing or future land use patterns and/or densities of the surrounding neighborhood as depicted on the Land Use Plan Map and as contained within the Comprehensive Plan? Explain.
3. Will the amendment request interfere with, prevent, or support the provision of any of the area's existing or planned community services or facilities, or other specific public or private actions contemplated within the Comprehensive Plan? Explain.

LEGAL AUTHORITY

The City of Castle Pines, as a statutory municipality, is required by State statutes to prepare and adopt a master plan for the physical development of the municipality within a two-year time-frame (C.R.S. §31-23-206). Further, the statute requires municipalities to conduct public hearings, and publish notice of the public hearings to encourage public participation and awareness of the development of the Plan. In addition, the City's Comprehensive Plan is required to contain a section on recreational and tourism uses and needs of residents and visitors of the City.

ADOPTION PROCESS

The Plan satisfies the requirements of sections 31-23-207 (Purposes in View) and 31-23-208 (Procedure of Commission), C.R.S., which pertains to the preparation and adoption process of the Comprehensive Plan.

ANNEXATION

Annexation is a legislative act and the City Council exercises its sole discretion in the annexation of lands to the City. Land to be annexed and the uses proposed for the land shall be consistent with the City of Castle Pines Three Mile Plan, Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and International Code Council (ICC) Codes, except as otherwise determined by City Council.

Public facilities and amenities must be constructed as part of any land annexed to the City to ensure that public needs are met by these facilities. Public facilities are defined to include sewer and water facilities, arterial streets, bridges, public parks and recreation areas, school sites, fire and police station sites, telecommunications, power, and storm drainage facilities. Each request for annexation should include projections for service needs for the public facilities and amenities, and projections for expected population increase to the City of Castle Pines area as a result of a proposed annexation.

An annexation process has been developed by the City of Castle Pines which generally requires an annexation petition or annexation election to meet all the requirements of the Colorado Revised Statutes. The annexation of lands to the City shall not create any additional cost or burden on the existing residents to provide public facilities in any newly annexed area. Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels. In cases of identical ownership of properties that are within and extend beyond the three-mile area, the City may annex the extended areas if fifty percent of the area lies within the three-mile boundary. In the future, and as applicable, the City may determine that annexation of enclave areas is beneficial to the City, and may initiate annexations of such areas in accordance with C.R.S. Section 31-12-106.

Appendices



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APPENDIX A: ANNUAL WORK PLAN

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APPENDIX B: PUBLIC COMMENT SUMMARIES

CASTLE PINES

COMPREHENSIVE PLAN

9 July 2015

Throughout May and June, small group and individual interviews were held with a cross-section of community leaders and representatives. Stakeholders represented City departments, partners, community groups, regional agencies, and

residents. These conversations focused on Castle Pines' greatest challenges and opportunities, initial visioning ideas, and other thoughts about the plan. Stakeholders shared their open and honest opinions about the issues and choices that Castle Pines faces as it plans for the future.

Representatives from the following agencies, organizations, and groups participated in interviews about the Comprehensive Plan:

- Douglas County Libraries
- City Council
- Planning Commission
- City Departments (Public Works, Community Development)
- North Metro District
- Parks Authority
- Chamber of Commerce
- Castle Pine Arts Commission
- South Metro Fire Rescue
- Douglas County Sheriff
- Douglas County School District
- The Canyons
- Castle Pines Town Center

Stakeholder Summary



A booth at the Chamber of Commerce's Food Truck Frenzy event on June 6 also solicited feedback from Castle Pines residents. Chalkboards prompted feedback about what Castle Pines still needs and what residents love about Castle Pines. Feedback from these informal conversations, along with specific comments offered by participants during interviews are organized and summarized here.

IDENTITY:

- There's a small town feel - folks really come together to make things happen.
- Residents value health and active living.
- Nature and proximity to wilderness - feeling of separation - is part of the appeal.
- Castle Pines is the wealthiest zip code in Colorado.
- It's nice to feel separate from Denver, but still have easy access to the big city amenities.
- Castle Pines should have a 'mountain town' feel.
- Castle Pines has a small-town, neighborly, hometown feel. Everywhere you go you see people that you know. It's more tight-knit than other communities.
- There's not a lot of public art, and it's not as strong an identity as open space.
- Our new parks help reinforce our identity.
- We should show how Castle Pines is special, and create an identity around that.
- Build on the open space and trails and that flavor of openness that Castle Pines already enjoys.
- The image of Castle Pines should be upgraded through better landscaping and investment in gateways.

COMPREHENSIVE PLAN PROCESS AND IMPLEMENTATION:

- Partnerships with the Arts Council and the Library are supportive.
- Education is needed to inform residents of who is paying for what services.
- Regulations should be put in place to ensure that Castle Pines grows the way that the community wants.
- Coordination between agencies is crucial, including Douglas Schools, Metro District, and Fire District, and HOAs.
- The tax structure creates a challenge to fund additional community amenities.
- The Comprehensive Plan should look at what areas the City can manage most efficiently.
- Stronger regulations can be a tool to achieve better development, better quality, and better amenities.

LAND USE & GROWTH MANAGEMENT:

- We need to connect the Canyons culturally and physically; otherwise existing residents will resist paying into the new infrastructure.
- Residents may be leaning toward more development, as they see and start understanding the benefits and how that will help provide additional amenities with additional tax revenue.
- I-25 is a huge barrier in connecting both sides of the community.
- Residents are resigned to the fact that the Canyons development is inevitable.
- Leverage new development to help facilitate growth.
- The Canyons development should be a blended vision to unite both sides of I-25.
- There's an opportunity to have mixed-use and higher density retail, residential and office space in the Canyons.

- It's all about good, healthy development; healthy community means places that have great walkability, local food, mixed-use don't have to get in your car.
- Growth is inevitable, but we can manage the growth in a smart way.
- The City should have more influence in what development look like; could be in form of design guidelines.
- Love the openness and separation of Castle Pines from other communities.
- The Canyons will change the feel of Castle Pines with new densities and new forms of commercial space.

ECONOMIC DEVELOPMENT:

- Castle Pines residents don't want to drive to eat and drink, but are willing to drive to shop.
- New restaurants and shops in Castle Pines should be unique, something that doesn't compete with what Castle Rock or Lone Tree already have.
- Castle Pines has struggled with commercial and sales tax. More residents could help generate some of the fees.
- Retail struggles in Castle Pines, so we should focus on bringing in more housing to support what we already have.
- It's convenient to shop in town.
- Will need to retrofit the Village Square commercial to accommodate better access and flow.
- It's important to have successful businesses on both sides of I-25 in order to have a successful Castle Pines.
- Need better shopping options and a retail center that feels more like a downtown.
- Campus-style employment would be great to help drive retail.
- Need more restaurants and breakfast places.
- The business district needs to be more pedestrian friendly and have more boutique shops. Other places have the big box, so we need to have something more unique.
- The Library is an anchor and traffic-driver.
- We are underserved with office space.
- Need high-end retail that could really produce some revenue for the City.
- Find an effective way to develop the Canyons as a community brand that bridges old and new, and also has the right kind of development that we want to see.
- Focus on office commercial would keep people in the community during the day, which will help support the retail commercial.
- The town center isn't accomplishing what it should and should be retrofitted. It's not pedestrian or car friendly as far as retail goes.
- Healthy communities have a work, retail and housing component.
- A tech center isn't appropriate, but low-rise office/tech would provide activity to the area.
- It would be a mistake to compete directly with Castle Rock or Lone Tree.
- Keep the "bedroom community" structure with local/neighborhood services that the community can use and take advantage of.
- There's an opportunity for more of office-type dev. (tech, software, wealth management). Not high-rise, but something compatible.
- The Village Square is a disappointment.

HOUSING:

- Semi-retirement and multifamily homes would be well received if you have the right product.
- City should look at how they're providing housing and services for new and aging demographics.
- The community identifies as a primarily single-family area; stable area with invested homeowners.
- This should be a place for all life cycles, so we need housing for new families as well as assisted living facilities.
- New development shouldn't be cookie cutter housing. We should really make this place special.
- Mixed housing types and diversity of cost and density help support healthy communities.
- It's difficult for younger people to buy into the City. Need to have wider price range.
- The diversity of density is a good thing and non-threatening with the limited amount.

TRANSPORTATION:

- It's important to plan for future transportation infrastructure, even if not feasible in the short term.
- Any bus and light rail connections will be hard with the elevation, and since Castle Pines is outside the Regional Transportation District.
- Need to physically connect both sides of I-25 with a reconfigured interchange to have bike lanes and easy pedestrian access.
- Connectivity is going to be hard to mitigate. New growth will put pressure on Monarch Blvd.
- We need to have sidewalks on both sides of Castle Pines Parkway, and better bike lanes and bike connections in order to create a friendly town feel. This includes better access and connections between shopping areas.
- We need a better gateway that is more welcoming, which could include better signs and landscaping.
- The car culture rules here, but many people ride their bikes and walk around town.
- Trails are becoming really popular.
- Traffic is a big concern with maintaining infrastructure and traffic calming.
- Streets should move people efficiently, but also be safe.
- Make sure that any feeder roads have appropriate speeding.
- New growth should pay for new roads and infrastructure.
- Regional bike trail connectivity should be a priority.
- Need transit access to Lincoln Station and regional connection to transportation hubs.
- Our gateway off of I-25 needs to project an aesthetic image of what we are.
- Fill the sidewalk gaps.

PARKS, RECREATION, AND AMENITIES:

- Recreation Center is on everyone's wish list; need public pool and public fitness center.
- The parks, trails and trees are used and appreciated by all residents.
- The trail system on the east side should match the western side's quality and access. It's something that Castle Pines is known for.
- Wildfire is the biggest hazard since scrub oak is very healthy and close to homes.
- The Canyons should create a new Wildland-Urban Interface policy to build mitigation and fire safety into the design of communities. This could extend to adopted codes to help builders understand how to design.
- Health and exercise-related events are a big community draw. Everyone wants to be outside - biking, hiking, running, and anything in the parks.
- Historically, trails were the number one community amenity.
- The Canyons should have wildlife corridors, open space, farms, parks and trails, to mimic the existing natural feeling of Castle Pines.
- Love the outdoors and the fact that we can go running and biking directly from the house.
- The large amount of open space creates an added risk for fire.
- Residents love their shrub oak, nature, and open space.
- New growth should balance the values of open space and trails.
- Castle Pines lacks a variety of amenities, such as basketball courts, public pools, and a training or recreation center.
- Our new parks help reinforce our identity.
- Need to work toward attracting a performing arts center.
- New trails and recreational amenities on east side of I-25 should remain accessible to all Castle Pines' residents.
- Access to trail/recreation/open space is year-round asset.
- There's a lack of bigger event and meeting space.
- Many residents work from home or stay at home, so there is a need for facilities and amenities accessible during the day.
- Castle Pines needs a community nucleus to bring people together, such as a recreation center, and neighborhood parks.

CASTLE PINES

COMPREHENSIVE PLAN

Vision Summary

As the first opportunity for public engagement in the process of updating Castle Pines's 2008 Comprehensive Plan, the Visioning BBQ was held to identify issues and priorities to be examined during the plan update and articulate elements of the community vision. Since the Plan relies on broad community input to articulate the community's values and vision, we were excited to have over 150 people stop by the event, and another 73 online responses. The event was held on August 1st at the CPN Community Center.



Informational boards were displayed and explained the need for the Comprehensive Plan update, as well as trends that have influenced Castle Pines' growth over the past decade. Copies of the draft Existing Conditions Snapshots helped illustrate additional existing demographic, land use, employment, housing, and transportation conditions in Castle Pines.



Participants were asked to describe what they love about Castle Pines, and ways that they would like to see the City improved. They also reacted to initial vision statements and provide additional thoughts, and signed up to receive Comprehensive Plan updates. The Visioning event was paired with an online questionnaire to extend participation opportunities to those that could not attend the event. In the weeks following the festival, an additional 73 visioning surveys were completed.



The following sections of this document exhibit the compiled results from both the Visioning BBQ event and the online questionnaire.

LOVE AND IMPROVEMENTS

Participants were asked what they love about Castle Pines and how they would improve their City. The ideas collected were organized into word clouds. The size of the word or phrase indicates how often the idea was expressed.



VISION STATEMENTS

LAND USE + GROWTH MANAGEMENT

	SCORE*	OVERALL RANK
Ensure a small town feel with high-quality design, connectivity, access to open space, and mix of uses.	654	1
Support a healthy community with access to local food, a focus on walkability, and a concentration of commercial and residential areas.	267	2
Other (summarized below)	247	3
Connect developments across the interstate culturally and physically.	208	4
Leverage new development to fund additional public amenities and facilities.	205	5
Coordinate with local and regional agencies, metro districts, and adjacent municipalities in planning efforts.	137	6

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER LAND USE VISIONING IDEAS:

- Preserve open space and access to local environmental assets, such as the Rueter-Hess Reservoir.
- Concentrate commercial and housing development to central area, leaving significant open lands and preserving natural beauty.
- Support a green belt with open space and parks to create a buffer between communities.
- Consolidate governing bodies to insure continued upkeep and maintenance of existing communities and developments.

- Protect quality of life amenities by not over-developing available land.
- Connect community through bike and pedestrian friendly trails where appropriate.
- Ensure aesthetic quality in public and commercial spaces.
- Restrict rapid development and growth in new annexations.

ECONOMIC DEVELOPMENT

	SCORE*	OVERALL RANK
Retrofit Village Square to create a stronger mixed use, downtown feel with unique, sit-down restaurants, office, retail, and housing.	521	1
Create new centers to encourage socialization, entertainment, and local events, with a pedestrian-friendly atmosphere.	328	2
Continue to expand Castle Pines with consistent, high-quality development that effectively bridges the old and new areas of the City.	195	3
Find a balance of neighborhood-serving businesses and low-rise office space.	113	4
Other (summarized below)	34	5

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER ECONOMIC DEVELOPMENT VISIONING IDEAS:

- Limit new development unless built to support existing residents.
- Restrict commercial development to small format retail, targeting local businesses.
- Retrofit commercial areas to enhance pedestrian connectivity and friendliness, and create a space that fills the role of a true community gathering space.
- Expand variety of business to include higher quality fast food, healthy grocery, and a breakfast restaurant
- Fill shopping centers with unique, profitable businesses.
- Encourage larger corporations to come into Castle Pines, bringing tax dollars to fund our amenities.

HOUSING

	SCORE*	OVERALL RANK
Build on the small town and friendly feel of neighborhoods.	401	1
Provide a balance of diverse, high-quality housing that incorporates a range of type, design, and density and appeals to families, singles, and seniors.	234	2
Accommodate upscale, multifamily housing opportunities within and adjacent to new commercial development.	84	3
Other (summarized below)	51	4

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER HOUSING VISIONING IDEAS:

- Maintain single family nature of community by limiting multifamily housing.
- Support only owner-occupied, upscale multifamily housing.
- Future residential growth should be slow and well thought out.
- Support a lifestyle community for residents over 60 yrs old, with appropriate mix of amenities, patio homes and greenspace.
- Maintain small town and limit new housing growth.
- Integrate affordable multifamily and senior housing.

PARKS, RECREATION + AMENITIES

	SCORE*	OVERALL RANK
Expand the range of recreational activities to include a recreation center, dog parks, swimming pool, sports fields, training facilities, and bicycle/skate parks.	473	1
Provide areas for open space, parks, trails, and wildlife corridors in all new developments that are accessible to all residents.	424	2
Continue to provide and expand parks, recreation programs, and open space facilities as an important asset to an active community.	341	3
Integrate cultural, artistic, and leisure opportunities in parks and community spaces.	157	4
Other (summarized below)	30	5

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER PARKS, RECREATION AND AMENITIES VISIONING IDEAS:

- Build community recreation center with facilities such as a community swimming pool, racquetball, climbing wall, workout facility, and gym.
- Expand existing outdoor recreation facilities to include baseball field, basketball and tennis courts.
- Maintain existing facilities efficiently and fund new community facilities within budget.
- Coordinate with recreation facilities regionally for resident access and use, if Castle Pines community recreation center is not viable.
- Connect existing trail system with surrounding jurisdictions.

TRANSPORTATION

	SCORE*	OVERALL RANK
Enhance gateways into the City with aesthetic landscaping, design, and entrance signage.	383	1
Expand and connect the trail system across the interstate, between parks, throughout neighborhoods, and to the regional trail system.	377	2
Increase pedestrian and bicycle connectivity, accessibility, and comfort along and across all major roadways.	295	3
Facilitate a livable community by ensuring a safe, connected, multimodal transportation system.	142	4
Other (summarized below)	49	5

*Score is a weighted calculation. Items ranked first are valued higher than the following ranks. The score is the sum of all weighted rank counts.

SUMMARY OF OTHER TRANSPORTATION VISIONING IDEAS:

- Maintain an upscale entrance gateway that can be a source of pride of the community.
- Build on sidewalks and trails as part of larger path system.
- Multimodal transportation for Castle Pines should include pedestrian, bicycle and auto until we reach 30,000+ people, or otherwise indicate strong community support for public transit near retail areas.
- Restrict semi-trucks from local streets without a special use permit.
- Work on syncing traffic signals, traffic calming, and maintenance of roads, curbs, crosswalks, and sidewalks.
- Reroute bicycles onto trails or designated bike facilities along major roads.

CASTLE PINES COMPREHENSIVE PLAN

Opportunities Summary

To build on and refine the community participation and feedback given at the Comprehensive Plan Visioning BBQ in August, a second public event was held at The Ridge at Castle Pines North on October 29th. Residents were invited to attend this Wine, Cheese, and Planning event to discuss key opportunities and priorities that will guide future investment, city regulations, infrastructure improvements, and the mix of land uses within the City.

With complementary drinks and appetizers in hand, participants were asked to review a series of opportunities by plan element and indicate with which they resonate most. They were encouraged to write new ideas on the boards and Comprehensive Plan team members engaged them in conversation about their choices.

With over 150 people stopping by the event, the conversation was thoughtful and lively. The event was also paired with an online questionnaire to extend the opportunity to participate to those that could not attend the event. In the weeks following the event, 85 surveys were completed and provided more than 100 additional comments.

The event was advertised with a city-wide postcard mailer, on CastlePinesGov.com website, in the October and November News & Notes Newsletter, the City's Facebook page, e-mail notifications, and posters around town.

The following sections of this document exhibit the compiled results from both the Wine, Cheese & Planning event and the online questionnaire.

SAVE THE DATE!

SHARE YOUR GREAT IDEAS

Wine, Cheese, and Planning

**WHEN: THURSDAY, OCTOBER 29, 2015
4:00 PM - 7:00 PM**

**WHERE: THE RIDGE AT CASTLE PINES NORTH
(1414 CASTLE PINES PKWY)**

WHAT: COMMUNITY OPPORTUNITIES SOCIAL

JOIN THE DISCUSSION ABOUT COMMUNITY OPPORTUNITIES AND CHOICES. OVER COMPLEMENTARY WINE AND APPETIZERS

The City of Castle Pines is updating its Comprehensive Plan. This update provides the opportunity for the community to especially explore, discuss and identify strategic goals for the long-term future of the City. To learn more, scan the code below with your smart phone to visit the Castle Pines Comprehensive Plan website, or follow the link below.

CITY OF Castle Pines
COMPREHENSIVE PLAN

LEARN MORE ABOUT THE COMPREHENSIVE PLAN

WWW.CASTLEPINESGOV.COM/COMP-PLAN



LAND USE + GROWTH MANAGEMENT

OPPORTUNITY	COUNT	OVERALL RANK
Build on new library to create a community hub/"Main Street."	92	1
Foster sustainability, healthy eating, and local food sources.	80	2
Establish consistent design regulations to ensure cohesive signage, design, and landscaping.	58	3
Create gateways and an extension of streetscape at the entrances to Castle Pines.	47	4
Increase intensity and form to support walkable, economic, transit and housing objectives.	26	5
Other Comments	57	N/A

SUMMARY OF OTHER LAND USE COMMENTS:

- Do not consolidate local agencies and governments
- Plan for new schools and churches
- Promote sustainability and energy efficiency options through smart growth regulations
- Beautify streetscapes and parking lots through efficient landscaping and maintenance
- Retain mountain views by limiting building heights and concentrating commercial development
- Address aging demographics with affordable housing and services
- Host more community events year-round and improve communitywide seasonal decorations
- Maintain unique identity, small-town feel, and feeling of safety
- Preserve as much of the natural landscape, open space, and wildlife habitats as possible
- Consolidate local agencies and governments to improve oversight and efficiency
- Improve bikeability both on and off streets
- Increase outdoor gathering spaces and common areas
- Enhance gateways into neighborhoods and subdivisions through the addition of landscaping, boulders, monuments, sculptures, etc.
- Limit the amount of multifamily housing developments and avoid siting multifamily housing within single family neighborhoods; keep the multifamily housing close to commercial centers
- Limit light and noise pollution when planning for growth
- Build community gardens and incorporate opportunities for education and for selling local produce
- Incorporate an "Elk Corridor" so the herd can continue their migratory path through Castle Pines
- Need stronger enforcement of covenants

ECONOMIC DEVELOPMENT

OPPORTUNITY	COUNT	OVERALL RANK
Create complementary centers that allow people to shop between them and not in isolation; create specific attractants within each center to cater to different uses.	84	1
Support additional retail opportunities and options.	63	2
Implement a competitive mill levy/lower tax burden on existing commercial property.	46	3
Support additional business opportunities, such as incubator spaces, and attract successful entrepreneurs and small businesses looking to expand to new locations.	35	4
Create a central business district plan and consider a Downtown Development Authority over Village Square.	31	5
Other Comments	34	N/A

SUMMARY OF OTHER ECONOMIC DEVELOPMENT COMMENTS:

- Attract healthy and affordable grocery store options
- Foster a self-sustaining retail community with services like a car wash and hardware store
- Create a local place for teenagers to hang out
- Support additional dining opportunities, and nightlife and musical entertainment options
- Encourage and support more local businesses
- Increase diversity of business types over replicated services
- Retain existing businesses by lowering rent for commercial properties
- Create a mini outdoor mall with unique retail and dining options

HOUSING

OPPORTUNITY	COUNT	OVERALL RANK
Retain a high level of design with both single and multifamily homes.	68	1
Incorporate new housing types surrounding commercial and mixed-use centers.	35	2
Establish new stable and aesthetic neighborhoods	35	3
Expand the demographic to support new centers.	19	4
Housing for Seniors	8	5
Other Comments	30	N/A

SUMMARY OF OTHER HOUSING COMMENTS:

- Avoid siting new housing developments in areas with high traffic congestion
- Continue to support single family housing development
- Expand the stock of "high-level" but more affordable (\$400K-\$800K) housing stock
- Build a gated community for people ages 55 and over
- Maintain large lot sizes in new housing developments
- Multifamily and senior housing should be owner occupied
- Create regulations against Airbnb and other short term rentals
- Site senior housing developments close to community amenities and public transportation

PARKS, RECREATION + AMENITIES

OPPORTUNITY	COUNT	OVERALL RANK
Develop a modern recreation center, integrating new types of recreation and holistic wellness.	158	1
Create a cohesive parks, trail, and open space system with new ways to recreate.	81	2
Consolidate parks and recreation management, assets, planning, and funding mechanisms.	43	3
Orient future schools to be central to neighborhoods and built with safe routes to school.	36	4
Other Comments	42	N/A

SUMMARY OF OTHER PARKS, RECREATION AND AMENITIES COMMENTS:

- Build a park at the corner of Castle Pines Parkway and Lagae
- Purchase Castle Cliff Farms as a park
- Combine an ice rink and sports dome for lacrosse and soccer
- Build a park next to both the reservoir and the mixed use area
- Need basketball, tennis and pickleball courts, a public pool, and baseball fields
- Add trees along XCEL utility corridor pathways
- Create a bird sanctuary by CPN Metro
- Commit to planting more trees and adding benches in open spaces and parks
- Embrace all of the natural beauty and wildlife that Castle Pines has to offer while planning for open spaces; protect what we already have
- Improve maintenance of parks, bridges and trails
- Increase the number of trash cans along trails and parkways and encourage community members to volunteer for trash pick-up days
- Increase the number of park facilities, including dog parks for safe, off-leash activities
- Each community's individual HOA should now be consolidated and managed by the City Recreation District and City of Castle Pines Maintenance Department. This would allow better economies of scale when purchasing these recreation and maintenance services.
- Develop community gardens
- Make a sledding hill that is not near any major roads or parkways
- Add an incline climb to Coyote Ridge Park

TRANSPORTATION

OPPORTUNITY	SCORE	OVERALL RANK
Create a continuous trail system around the City, connecting and providing access to regional facilities, such as the Rueter-Hess Reservoir.	98	1
Capitalize on potential rail expansion to Castle Rock, based on regional need and road capacity.	84	2
Add additional pedestrian connections from neighborhoods to and through greenways and to parks and schools.	68	3
Build pedestrian and bicycle overpass to safely connect commercial areas.	64	4
Add traffic calming and mitigation and reconfigure circulation in Business District and near schools.	44	5
Create an on-street bike system as part of additional transportation improvements/projects.	37	6
Create a wayfinding strategy and streetscape standards.	18	7
Other Comments	37	N/A

SUMMARY OF OTHER TRANSPORTATION COMMENTS:

- Develop a plan for repairing and maintaining roads
- Sync the traffic lights, especially along Castle Pines Parkway
- Provide benches on sidewalks and along walking paths as seniors are walking more
- Support multi-modal transportation system that includes am/pm shuttles
- Improve pedestrian and bicycle safety
- Improve trail and sidewalk clearing measures, especially during the wintertime
- Join RTD so Castle Pines residents can utilize public transportation
- Increase the speed limit on Monarch from 35mph to 40mph
- Extend the southbound access lane to I-25 farther west down the Parkway so more northbound vehicles can access I-25 and get through the traffic lights
- Monitor and reduce the speeding on the west end of Castle Pines Parkway
- Restrict non-local traffic by lowering speeds and through strict enforcement of traffic laws
- Reduce four-lane roads to two-lane roads and use the extra space to widen bike lanes

APPENDIX C: GLOSSARY OF TERMS

Active Community

A way of life in which physical, social, mental, emotional and spiritual activities are valued and are integrated into daily living (World Health Organization). In planning terms, active communities are communities that facilitate opportunities for active living.

Adaptive Reuse

A process through which an older building or site, particularly one with historic value, is rehabilitated or adapted to meet current codes and respond to current market demand for commercial or residential space.

Adaptive management

A structured, iterative process of robust decision making in the face of uncertainty, with an aim to reducing uncertainty over time via system monitoring.

Affordable –or attainable -Housing

Housing that can be rented or purchased by a household with very low-, low-, or moderate-income for less than 30 percent of that household's gross monthly income. Often refers to housing either managed by a non-profit for the purpose of providing affordable housing, or whose resale price or rent is somehow restricted.

Alternative transportation

A method of commuting other than driving alone in a car.

Amendment

A formal City Council change or revision to the Comprehensive Master Plan, including either the Plan's text or its maps.

Annexation

The process by which land is added to the city in accordance with the provisions of the Colorado Revised Statutes and code.

Buildout

The point at which all land eligible for development under the Comprehensive Plan has been developed to its maximum allowed level.

Capital investments/ Improvements/ Projects (CIP)

A short range plan for the development, purchase, or improvement of tangible items such as roads.

Density

For residential uses, the number of permanent residential dwelling units per acre of land. For nonresidential uses, density is often referred to as development intensity and is expressed through a ratio of floor area to lot size.

Dwelling Unit

A room or group of rooms, including living, sleeping, eating, cooking and sanitation facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by one household on a non-transient basis and having not more than one kitchen.

Environmentally Sensitive Lands

An area with one or more of the following characteristics: 1) slopes in excess of 20 percent; 2) floodplain; 3) soils classified as having a high water table; 4) soils classified as highly erodible; 5) land incapable of meeting percolation requirements; 6) land containing environmental hazards; 7) land formerly used for landfill operations or mining; 8) fault/earthquake areas; 9) stream corridors; 10) mature stands of native vegetation; 11) aquifer recharge areas; 12) high impact wildlife areas and; 13) areas of high or prominent visibility. (Douglas County Comprehensive Master Plan 2035)

Gateway

A point along a roadway at which a motorist or pedestrian gains a sense of having entered the City or a particular part of the City. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character, or a natural feature such as a creek.

Infill Development

Development of vacant, skipped-over parcels of land in otherwise built-up areas. Local governments are showing increasing interest in infill development as a way of containing energy costs and limiting costs of extending infrastructure into newly developing areas. Infill development also provides an attractive alternative to new development by reducing loss of critical and resource lands to new development and by focusing on strengthening older neighborhoods.

Intergovernmental Agreement (IGA)

A contractual agreement between the City and another governmental entity.

Mixed Use Development

A development type in which various uses, such as office, retail, and residential, are combined in the same building or within separate buildings on the same site or on nearby sites.

Mobility

The ability to move from one place to another, or to transport goods from one place to another.

Multi-Modal Transportation

A transportation system that includes several types (modes) of conveyances such as automobile, bicycle, bus, pedestrian, and rail; and appropriate connections between these modes.

Municipal Code

Compendium of municipal ordinances and codes, including zoning regulations.

Open Lands

Those lands that have been preserved, through acquisition or a conservation easement, because of their natural, scenic, environmental, or cultural values.

Overlay Land Use Categories (Land Use Plan)

Land use categories that “overlay” another land use category to further define land use goals.

Pedestrian-oriented

Form of development that makes the street environment inviting for pedestrians; for commercial areas may be characterized by special sidewalk pavement, zero front and side yard setbacks, buildings of varied architectural styles, street-facing window displays, an absence of front yard parking, benches and other amenities; for residential areas may be characterized by sidewalks, parkways, front porches, low fences, lighting and other amenities.

Policy

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program.

Program

An action, activity, or strategy carried out in response to an adopted policy to achieve a specific goal or objective. Programs establish the “who,” “how” and “where” of goals and objectives.

Quality of Life

The personal perception of the physical, economic, and emotional well-being that exists in the community.

Redevelop

To improve and re-use existing buildings; to demolish existing buildings (often in poor condition) and create new ones; or to increase the overall floor area existing on a property, irrespective of whether a change occurs in land use.

Revitalization

Restoring new life or vigor to an economically depressed area, sometimes through public improvements that spark private investment.

Streetscape

Pedestrian and landscape improvements in the right-of-way, generally occurring between the curb and the right-of-way line. Streetscape generally includes sidewalks, street trees, pedestrian lighting, fencing, furnishings, and landscaped areas, including medians and irrigation.

Transit

A major bus or rail service.

Transit-oriented Development

Form of development that maximizes investment in transit infrastructure by concentrating the most intense types of development around transit stations and along transit lines; development in such areas is designed to make transit use as convenient as possible.

Vision

A shared dream of the future characterized by long-term idealistic thinking. Provides the foundation for the development of the goals, policies and programs. A vision is not a binding goal and may not be achievable in the lifetime of those participating in the drafting of the Comprehensive Master Plan.

Walkable Town Center

An area designed and constructed in such a way to provide and encourage pleasant, easy and efficient pedestrian movement. Features of a walkable neighborhood may include: sidewalks separated from auto traffic by a planted buffer; continuous sidewalks; safe and well-marked street crossings; short blocks and/or mid-block pedestrian connections; street trees and pleasant streetscapes; windows oriented to the street; a sense of safety; and destinations (parks; shops; gathering places; schools; places of worship) within walking distance.

Wildlife Corridors

a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations.

Zoning Ordinance

A set of land use regulations enacted by the City to create districts that permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.

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