



# CASTLE PINES COMPREHENSIVE PLAN

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# ACKNOWLEDGMENTS

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## SPECIAL THANKS TO THE CASTLE PINES COMMUNITY

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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# INTRODUCTION AND COMMUNITY VISION



# EXECUTIVE SUMMARY

## CHAPTER 1: INTRODUCTION AND COMMUNITY VISION

This chapter discusses the purpose and use of the Plan, how it is organized, the overall vision and direction for how the community will grow into the future.

## CHAPTER 2: 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 3: 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 two 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, consistent with State requirements. Generally, the planning horizon looks out 20 years and is a resource for community leaders to guide growth and development. It sets forth the community's vision for the future, identifies goals and objectives to help guide development decisions, and proposes implementation strategies to bridge the gap between policy and development.

The Plan includes all land located within the City boundaries, which encompasses 9.5 square miles, of which approximately half is largely undeveloped as of 2021. 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?

The 2021 Plan Update evaluated the relevancy of the goals, objectives, and implementation strategies in light of current conditions, the status of the current Plan's implementation, and changes in the community's values.

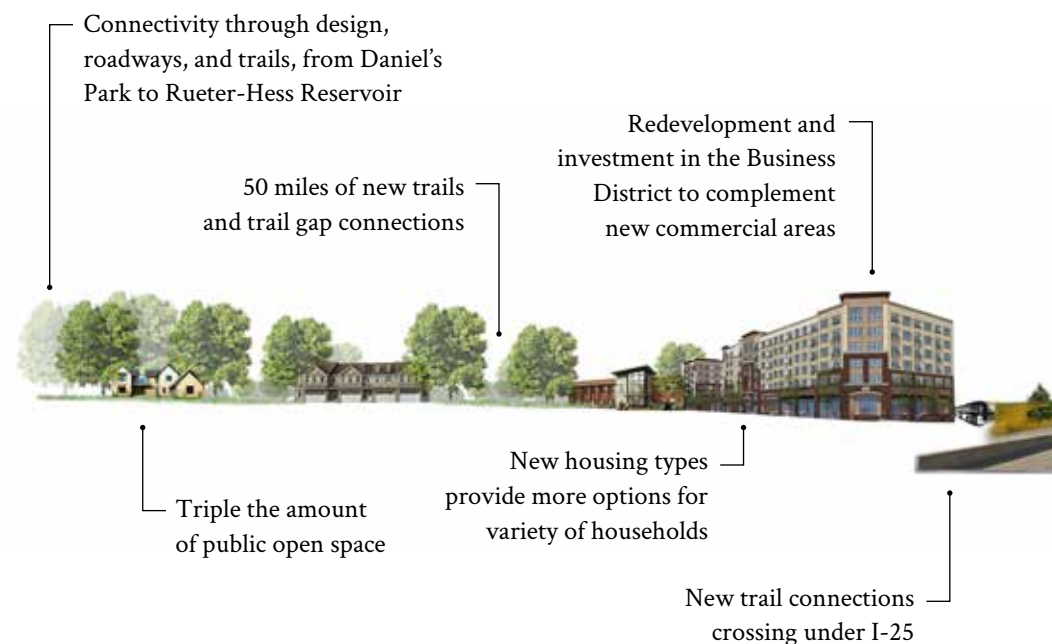


Figure 1. Transect of Plan Highlights. Intended only to show major concepts. Diagram not to scale.

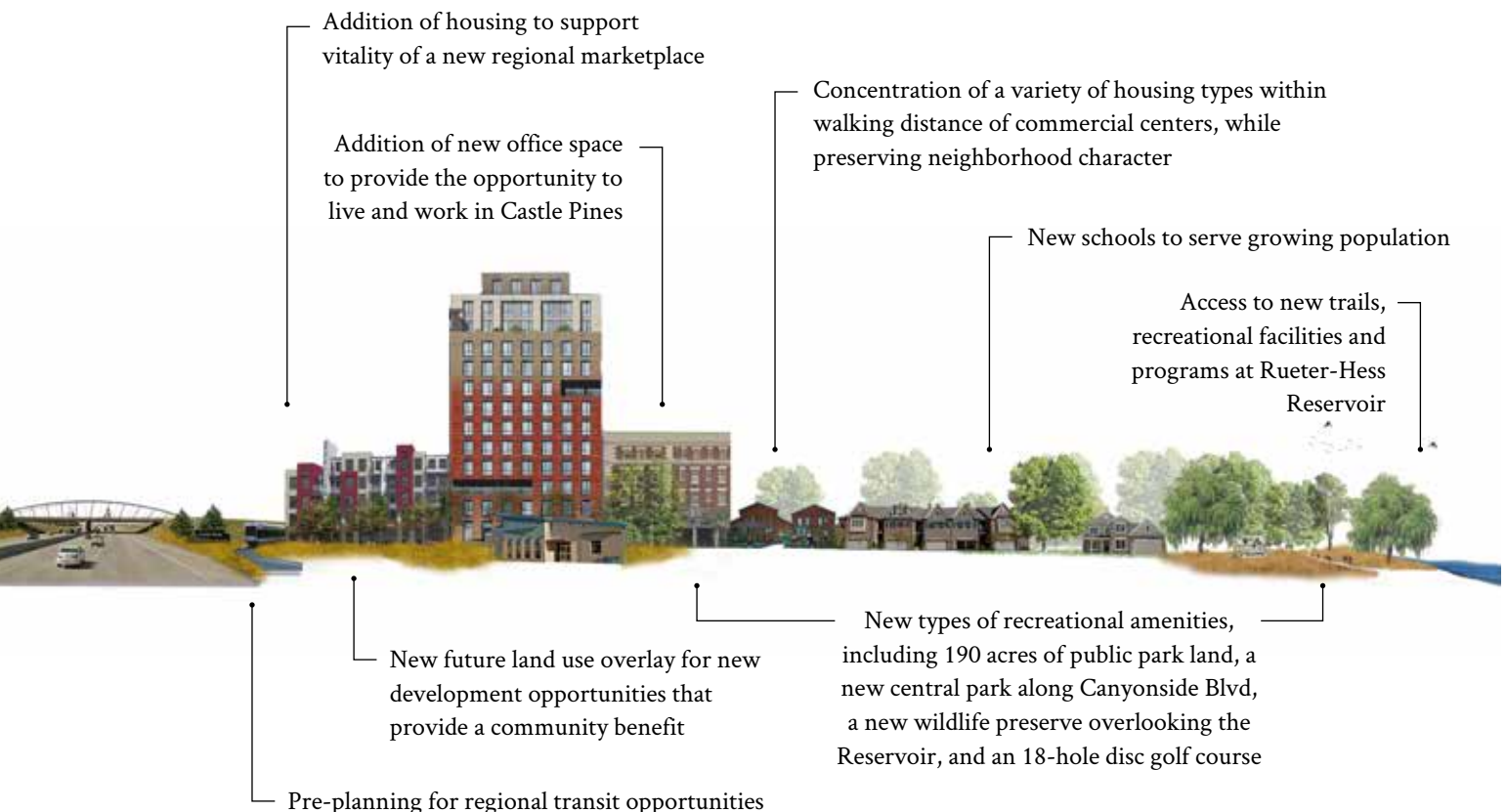


## PURPOSE OF THE PLAN

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 housing, economic development, and infrastructure to support a growing population. The Plan acts as an advisory document, to guide policy and land use development decisions in the City and to manage growth and the provision of urban services. Each section within Chapter 2 contains specific goals and objectives that pertain to land uses. Chapter 3 details implementation strategies, as well as how to use and amend the Plan.

The overall goals of the Plan are to:

- Serves as an advisory document to guide the development of land use regulations, and when making zoning and annexation decisions.
- Provide the basis for determining community programs and decision-making for capital budget recommendations, school siting, recreation or open space land acquisition, and housing.
- Inform decisions at County and State levels. Comprehensive plans are key documents used to aid in the development of regional plans, or specific plans such as transportation plans and economic development plans.
- Serve as a guide for the review of public improvements that may affect the physical, social, and economic settings of the Castle Pines community.
- Serve as a guide to preserve public health, safety, and welfare of the community.



# PLAN ACCOMPLISHMENTS

As the City of Castle Pines looks toward the future, the community must decide how to capitalize on future growth while retaining the community assets it values today. 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 increase predictability for its officials, staff, citizens, and other interested parties.

The 2016 Comprehensive Plan provided a framework based on data trends, projections, current developments, and entitlements, as well as qualitative information on community issues, needs, and values. The previous existing conditions analysis established a foundation for the Plan's vision, goals, and objectives. The 2021 Plan Update provided a fresh look at the City's current direction, what changed in the community over the previous 5 years, and what had been accomplished with guidance from the 2016 Comprehensive Plan.



## CHANGES SINCE THE 2016 PLAN

### MORE PEOPLE ARE WORKING FROM HOME

- » Pre-pandemic numbers suggest 23% of residents work remotely (8% increase since 2015)
- » Commuting patterns predominantly toward Denver



### INCREASED HOUSEHOLD INCOME

- » Median income has gone up 29% since 2015 (from \$130,609 to \$168,144)



### GROWING COMMUNITY POPULATION

- » Lagae Ranch, Castle Pines Town Center, and The Canyons commenced development
- » Roughly 350 new homes were built between 2015 and 2019
- » 413 new single family building permits were issued in 2020 alone
- » Population has grown to 11,400 (10% increase since 2015)



### HOME VALUES ARE INCREASING

- » Average home value has gone up 37% since 2015, to \$653,000



### MOST RESIDENTS STILL OWN THEIR HOME

- » Housing stock will diversify with development in Lagae Ranch, Castle Pines Town Center, and The Canyons, but 80% of households are homeowners



### AGING POPULATION

- » The number of residents 65 yrs and older continues to grow, increasing by 11% since 2015
- » The median age is still 42 years old, older than the state and neighboring cities by an average of 4+ yrs





# RECENT PLANNING EFFORTS AND IMPLEMENTATION

Since the adoption of the 2016 Comprehensive Plan, the City has worked toward implementing many of its identified strategies, among which are a number of completed plans and studies. These planning efforts were priorities since they were viewed as some of the most affordable and effective measures. The Plans provide more detail and direction, and position the City for implementation. More information on these plans and studies can be found on the following pages.

- Parks and Recreation Comprehensive Master Plan (2017)
- Master Transportation Plan (2017)
- Urban Land Institute Castle Pines Central Business District Technical Advisory Panel Report (2018)
- Mixed-Use Design Guidelines (2018)
- Gateway and Wayfinding Plan (2019)
- Home Rule Charter (2019)
- Economic Action Plan (2020)
- Trails Master Plan (2020)
- Castle Pines Landscape Plan, I-25 to Lagae Road (2021)

Other implementation strategies that have been achieved include:

- Hiring a community events coordinator, communications manager, planner II, public works operations manager, and management analyst.
- Constructing new street signs based on the Gateway and Wayfinding Plan.
- Modernizing the Zoning Ordinance.
- Coordinating with private developments, Douglas County, and CDOT on transportation and interchange improvements.
- Rezoning that resulted in diversified housing product.
- Approving a Workforce Housing Agreement.
- Acquiring new parkland.
- Joining Douglas County Housing Partnership and Douglas County CDBG program.
- Forming and appointing a five member parks and recreation advisory board.

## IMPROVED TRANSIT OPTIONS

- » New light rail station at Ridgeway Parkway
- » Bustang regional bus connects Denver/Colorado Springs with closest stop at Sky Ridge Station
- » Front Range Passenger Rail is in the planning phases



## RUETER-HESS WILL SOON OFFER NEW RECREATION

- » Special events and programming
- » Water recreation
- » New regional trails are being built and an incline is complete and open



## EXPANDED CITY AUTHORITY

- » Metro districts in Lagae Ranch, Castle Pines Town Center, and The Canyons started the process to transition management of parks, trails, and some public services to the City
- » The City became a Home Rule municipality in 2019, providing more control over local policies and taxing capabilities



## PLANNED DEVELOPMENTS AMENDMENTS

- » Dedication of 167-acre regional park Preserve and 38-acre community park in The Canyons
- » Planned dedication of 79 total acres for future Douglas County Schools in The Canyons
- » 20-acre site in the Castle Pines Town Center PD amended to allow 303 single-family attached units
- » Additional 2,500 dwelling units in The Canyons: including multifamily units and workforce housing units
- » Planning Area 6 of the Lagae Ranch PD was amended in 2017 to allow for a combination of 145 single-family detached and attached units on 28 acres
- » Planning Area 7 of the Lagae Ranch PD was amended in 2020 to allow for 187 single-family attached units on 19 acres



# PLAN DEVELOPMENT

The development and update of the Plan relied on 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 began by introducing the Comprehensive Plan, generating interest and buy-in from residents, and identifying values and big ideas for the community through stakeholder interviews. Visioning and Community Choices Engagement focused on identifying community values, priorities, and opportunities.

The City received a grant from Denver Regional Council of Governments (DRCOG) to conduct a Boomer Assessment to identify opportunities to more effectively support seniors and healthy aging. This assessment and resulting recommendations were integrated into the Plan.

The public had the opportunity to review and provide feedback on the draft Comprehensive Plan's objectives and plan features. Comments on the plan were incorporated into the final revisions to the Plan, and presented to Planning Commission and City Council for adoption.

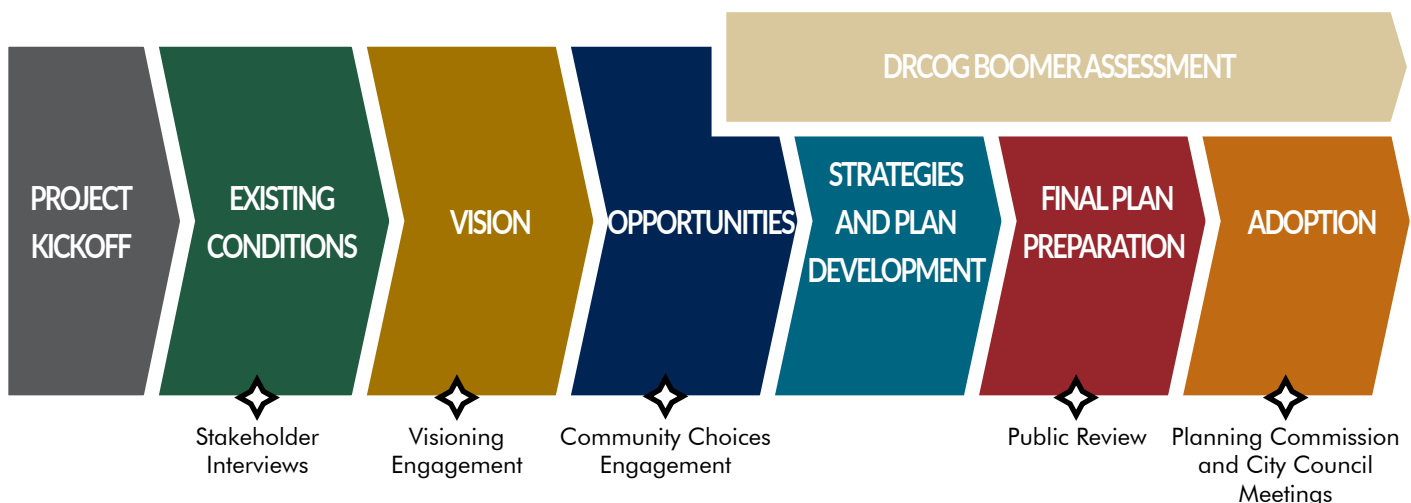


Figure 2. Planning Process

## PUBLIC ENGAGEMENT

In order to ensure public participation, the public engagement process 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:

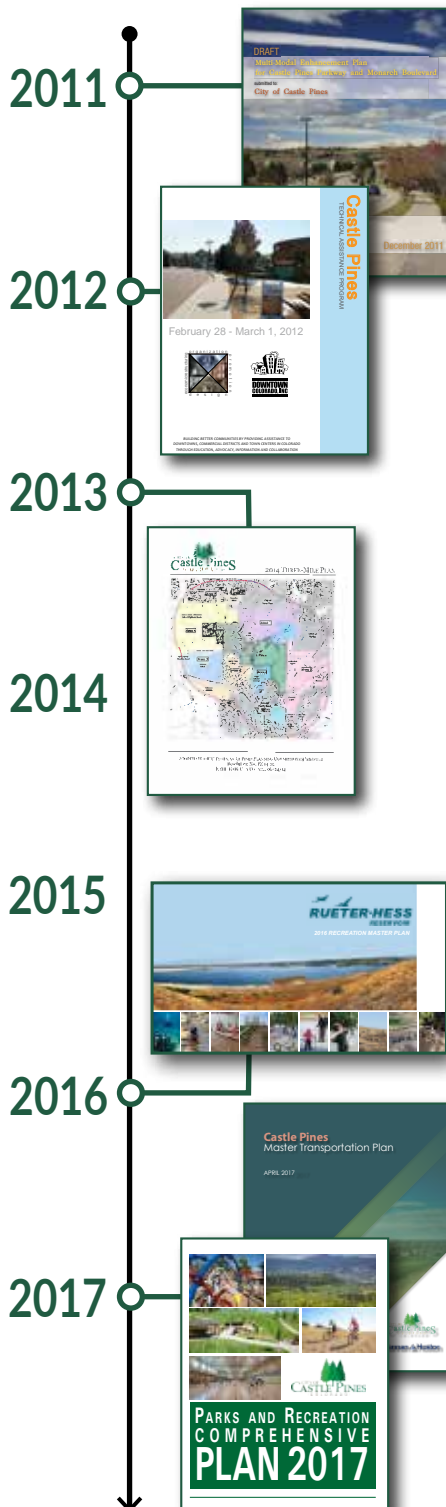
- E-mail updates to the City's contact list
- Articles on *The Connection* Newspaper
- Notifications on City website
- Social Media updates (Facebook, Instagram, Twitter, LinkedIn, and NextDoor)
- Posters, fliers, and banners
- Yard signs

### Engagement During COVID-19

The Plan Update process started amidst the COVID-19 global pandemic. Because of safety and health concerns, public engagement activities were designed to limited in-person interaction. Where online surveys and digital document review normally would have supplemented community workshops and events, the pandemic limited in-person engagement opportunities. The planning team strengthened online engagement by distributing fliers, posting yard signs, and notifying community members through social media, newspapers, and online newsletters.

# RELATIONSHIP TO OTHER PLANS

The City of Castle Pines Comprehensive Plan is supported by several adopted documents that are official 'elements' to the Plan. These elements provide further guidance on annexation issues, transportation planning, parks and recreation, and economic development, and integrate and support land use objectives as established by this Plan.



## 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.

## 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.

## Three-Mile Plan Update

The City's Three-Mile Plan for annexation was last adopted by resolution in 2013 and has since been integrated into the City's Comprehensive Plan. The intent is to establish an understanding of land development patterns within three miles of current City limits and identify land that may be considered for annexation into the City. The Castle Pines Comprehensive Plan fulfills this State requirement by describing infrastructure, land use/zoning, and municipal services for lands located within three-miles of City limits and addresses land use issues associated with the future annexation. The City will consider annexation of contiguous lands within the three-mile boundary on a case by case bases and subject to negotiations with individual land owners.

## Rueter-Hess Reservoir Recreation Master Plan

This Master Plan recommends the development of a range of recreational opportunities in and around the Reservoir to safeguard water quality.

## Parks and Recreation Comprehensive Plan

The Castle Pines community values scenic beauty and an active lifestyle made possible by a connected system of trails, open space, and quality parks. The 2017 Parks and Recreation Plan addresses how the City can continue to create recreational opportunities and care for our natural environmental resources.

## Master Transportation Plan

The City's first Master Transportation Plan is designed to meet the transportation needs of current and future residents and provide direction for road network additions and improvements. The plan offers strategies for road maintenance, bicycle and pedestrian routes, safety standards.

2018



## Central Business District Technical Advisory Panel

The Urban Land Institute (ULI Colorado) convened a Technical Advisory Panel (TAP) to provide guidance on how to revitalize the auto-oriented Central Business District in Castle Pines. This report concluded that while challenged, the Central Business District has the potential to become a vibrant gathering place.

## Mixed-Use Design Guidelines

This document supplements the Castle Pines Zoning Ordinance by providing guidelines for design of new, infill, and redevelopment sites within the City's designated mixed-use districts.

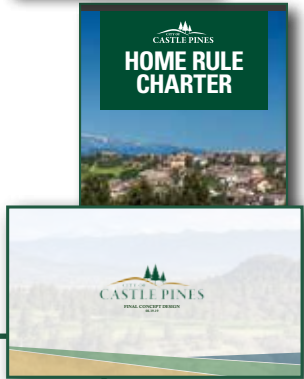
## Castle Pines Home Rule Charter

The Charter is a community's "constitution" and most important guiding document. Under Home Rule, Castle Pines' residents are given greater authority to create laws that meet the needs and expectations of the community.

## Gateway and Wayfinding Plan

The City adopted a set of standards for gateway, directional, and community signage, reinforcing attractive design aesthetics that reflect the community's identity and values. Consistent signage will attract retailers and investors, and help visitors and residents navigate the community.

2019



## Douglas County 2040 Comprehensive Plan

The Douglas County Comprehensive Master Plan describes how the County will look and feel over the next 20 to 30 years. The Castle Pines Comprehensive Plan incorporates certain aspects of this plan related to rural development in surrounding areas, wildlife preservation, water supply, transportation, and community services.

## Douglas County 2040 Transportation Plan

The Douglas County Transportation Plan includes transportation planning elements for the Castle Pines area and contains relevant planning efforts for future roadway networks for the City. The plan includes 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.

## Economic Action Plan

The Economic Action Plan is a guide for elected and appointed officials to use in advancing key economic development objectives essential for the successful growth and development of the community.

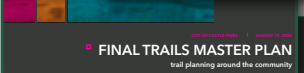
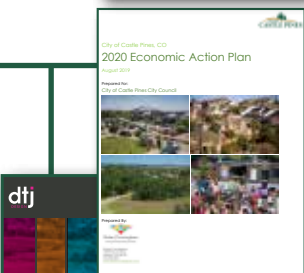
## Trails Master Plan

The Castle Pines Trails Master Plan provides an inventory of existing and proposed community trails by type. This includes paved paths, natural trails, bike facilities, crosswalks, and planned underpass locations.

## Castle Pines Parkway Landscape Plan

The Castle Pines Parkway Landscape Plan provides schematic designs, a planting palette, and estimated costs for new landscaped areas along Castle Pines Parkway from I-25 to Lagae Road.

2020

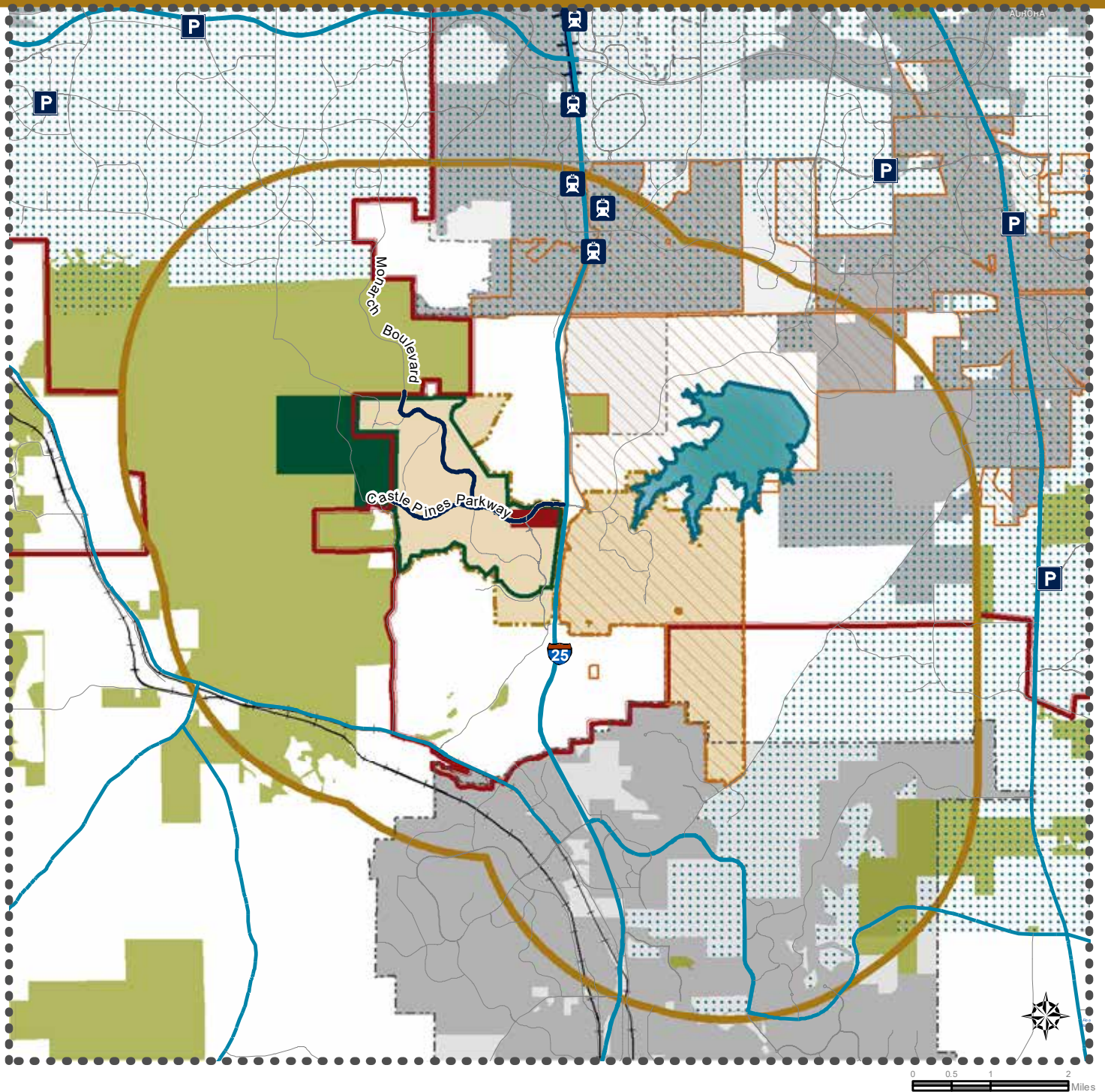


2021





# REGIONAL CONTEXT AND THREE-MILE PLAN



## Transportation

- Interstate
- Major Road
- Railroad
- RTD Light Rail Line
- RTD Light Rail Stations
- RTD Park-n-Rides

## Natural Features

- Rueter-Hess Reservoir
- Open Space

## Boundaries

- City of Castle Pines
- Neighboring Municipalities
- Neighboring Future Growth Areas
- RTD Service Boundary
- South Metro Fire District
- Castle Pines North Metro District
- Parker Water and Sanitation

## Regional Plans

- Three-Mile Plan Area
- Multimodal Enhancement Plan
- Commercial District Assessment Plan
- Daniels Park Master Plan
- Rueter-Hess Recreation Master Plan

# OUR COMMUNITY VISION

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**Enhance our unique character** through welcoming neighborhoods, a strong sense of community, vibrant gathering places and thriving businesses, 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 that support 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 high-quality aesthetic and character.



**Land Use + Growth Management** that provides a high 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.



# IMPORTANCE OF THE VISION

## INPUT ON THE VISION

- The Castle Pines community contributed to the Community Vision as part of the 2016 Comprehensive Plan process.
- The community was asked if the Vision was still supported in 2020, and to list aspects that should be added or removed.
- Planning Commission evaluated the Vision in 2020 to ensure the statements were still applicable.

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 used a varied approach to effectively reach and collect responses from a broad spectrum of the Castle Pines community. The vision for the future of Castle Pines recognizes the changing trends in the community while preserving what is valued. It is founded on the preservation of our community's values with a focus on growth that enhances the quality of life for citizens.

The Community Vision is representative of the community and its current ideal future, while also having an eye towards an ever-changing future.

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. In 2018, the City Council identified the following priorities as Strategic Objectives:

- Actions to ensure long-term financial resiliency and vitality
- Constructing reliable and safe infrastructure
- Building our community through intentional and responsible development
- Continuous outreach and engagement to foster a united community
- Supporting high performing operations through our top-notch city government
- Attracting a wide variety of top-tier business to maximize our economic strength



**CASTLE PINES IS AN INCLUSIVE AND UNIFIED COLORADO COMMUNITY THAT EMBRACES OUR UNIQUE NEIGHBORHOOD CHARACTER, CREATES OUTDOOR AND ACTIVE LIFESTYLE LIVING AMENITIES, AND SUPPORTS CONSCIENTIOUS DEVELOPMENT WHERE WE LIVE, WORK, PLAY, AND SHOP.**

**-2018 CITY COUNCIL VISION STATEMENT**



## 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.)*

Below are the values identified during the 2016 Comprehensive Plan process. Many of the same values were represented in the feedback during the update process.







## 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.*).

Below are the needs identified during the 2016 Comprehensive Plan process. Many of the same needs were still mentioned in the feedback during the update, though emphasized differently.





The background image shows a low-angle shot of a brick building with a large window reflecting the sky and trees. A dark blue horizontal band is overlaid across the middle of the image, containing the text 'FRAMEWORK' and a large, light blue number '2'.

# FRAMEWORK

# 2

INES

# INTRODUCTION

## HIGHLIGHTS

- The City of Castle Pines was incorporated in 2008.
- The Castle Pines Comprehensive Plan was initially adopted in 2016 and updated in 2021.
- In 2019, residents of Castle Pines voted in favor of being a Home Rule municipality.
- The City of Castle Pines became a member of the Denver Regional Council of Governments (DRCOG) in January 2017.

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 increase predictability for its officials, staff, citizens, and other interested parties. The Comprehensive Plan and future land use map, and corresponding land use code, 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 2021 Comprehensive Plan Update. 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.

Data provided is sourced from the City of Castle Pines, ESRI Business Analyst 2020 estimates, American Community Survey estimates, Douglas County Assessor, and adopted plans and studies.

## Demographics

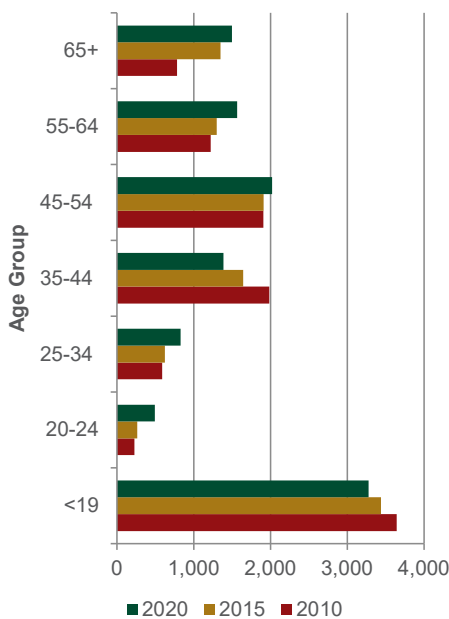
The Castle Pines area saw significant population growth between 2000 and 2010, but generally stabilized new residential growth after incorporating as a city in 2008. The population was estimated at 11,400 by ESRI Business Analyst in 2020 and is anticipated to increase significantly in the following years, as new homes are built in The Canyons, Lagae Ranch, and Castle Pines Town Center planned developments. With these new developments, the City anticipates about 35,000 total residents by 2040.

Since 2010, trends emerged in two age brackets: residents aged 35-44 and over 65 years old. As shown in the chart to the left, senior residents and retirees have grown disproportionately to other age groups. There was also a decrease in residents between 35-44 years old, which could reflect future housing market changes and present affordability challenges. These trends, overall, are indicative of a community that is still attractive to families and residents that are inclined to stay in the area as they age.

Looking forward, the population of Castle Pines can expect to see an increase in its over 65 year old population. Douglas County more than doubled its over 65yr population, and Castle Pines saw an increase of over 90% in that age group between 2010 and 2020. This trend will have far-reaching implications, including housing preferences, transportation and mobility limitations, and services and facility needs.

Aging residents may start to downsize from large single-family homes and move towards housing options such as accessory dwelling units (often called granny flats), smaller for-sale housing options, higher-density rental developments, and supportive or assisted living opportunities. It will 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.

## POPULATION BY AGE (2010-2020)



Source: 2010 US Census; 2015 American Community Survey 5yr estimate; ESRI Business Analyst 2020 estimate



# PARKS, RECREATION AND AMENITIES

## HIGHLIGHTS

- Abundant recreational opportunities support healthy lifestyles and families and are an important factor in deciding where residents and businesses choose to locate.
- There are currently four public parks and 30 miles of trails in Castle Pines.
- The City does not currently have a facility to offer indoor recreation programs.
- Douglas County School District serves four schools within Castle Pines.
- There are 79 acres dedicated to future school sites east of I-25.
- The new Castle Pines branch of the Douglas County Library was built in 2016.

Parks, trails, and open space contribute substantially to a community's quality of life and resiliency, and 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.

## OVERVIEW

### Community and Neighborhood Parks

Castle Pines has four developed local parks covering 70 acres: Elk Ridge 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 Castle Pines Town Center and The Canyon's developments. In 2019, Castle Pines Parks Authority started transferring authority and management of its parks to the City, solidifying the City's role as the citywide service provider for all current and future parks and recreation services. An appointed Parks and Recreation Advisory Board was formed to advise City Council on parks, and recreational programs and services.

Elk Ridge Park is located off of Lagae Road near Castle Pines Parkway. It encompasses just over 39 acres and includes a playground, climbing wall, splash pad, walking trails, a maze, picnic pavilions, a multipurpose athletic field, an outdoor fitness court, and art and educational features. The park area south of

Monarch Road is not developed yet, but the 2017 PaRC Plan recommends additional sports facilities, a playground, dog park and a connected network of trails.

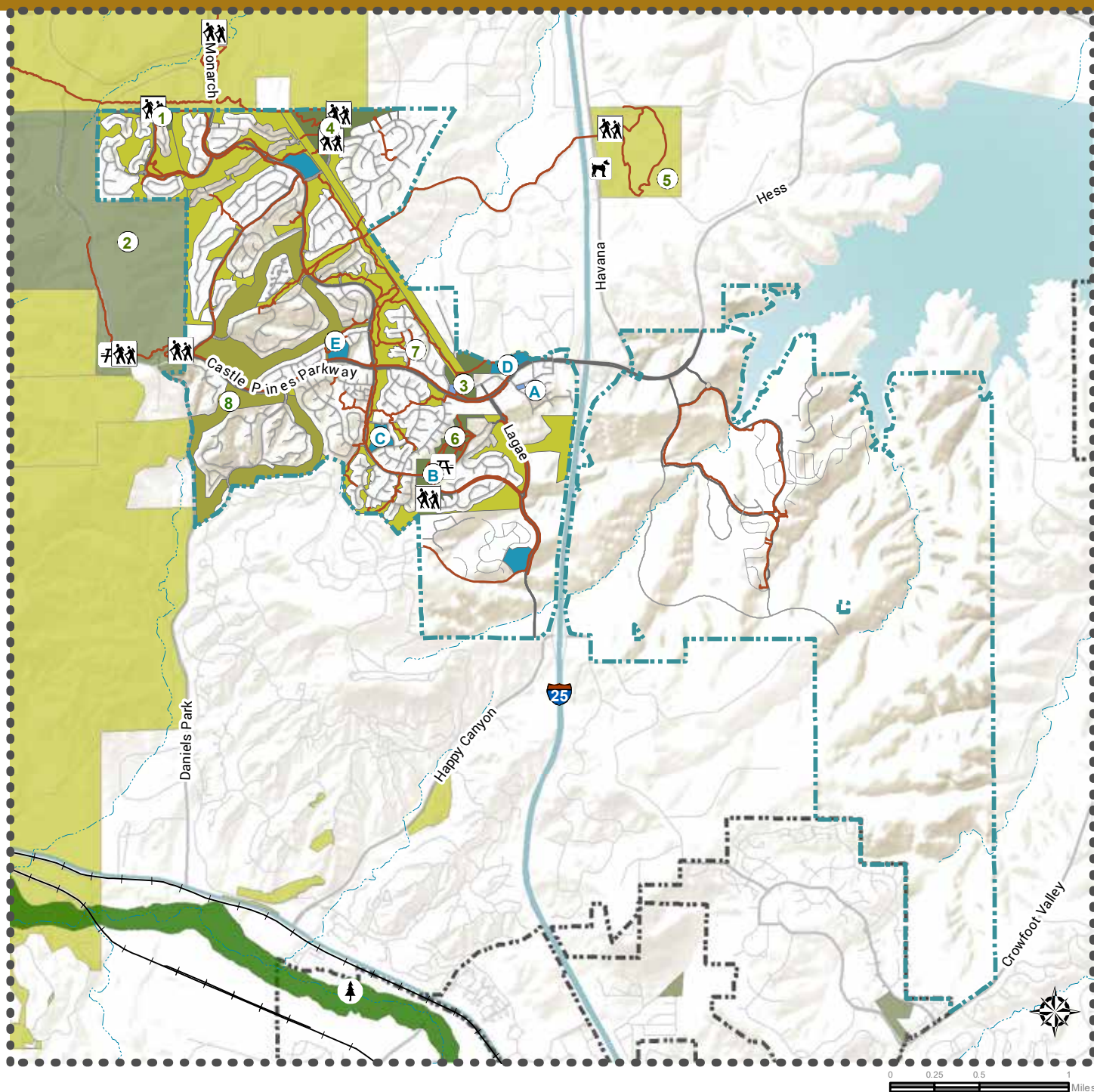
Retreat Park is located in The Retreat neighborhood on Tangleoak Drive. Facilities here include a large playground area with picnic areas and a covered pavilion, grills, a multipurpose athletic field, baseball field, and a walking trail that spans 3.7 acres.

Coyote Ridge Park is located northeast of Monarch Boulevard and Hidden Pointe Boulevard. It is spread over 40 acres and includes baseball fields, multipurpose athletic fields, a skate



*Playground and water feature at Elk Ridge Park*

# EXISTING PARKS, RECREATION, AND AMENITIES



## Transportation

- Railroad
- Interstate
- Major Road
- Local Road

## Boundaries

- Castle Pines
- Other Municipalities

## Natural Features

- Golf Course
- Open Space
- Park
- Riparian Conservation
- ① Daniel's Gate Park
- ② Daniel's Park
- ③ Castle View Park (undeveloped)
- ④ Coyote Ridge
- ⑤ Glendale Farm
- ⑥ Elk Ridge
- ⑦ Retreat Park
- ⑧ The Ridge Golf Course

## Water Features

- Streams
- Rueter-Hess Reservoir

## Amenities

- Dedicated School Sites
- Library and City Hall
- (A) Library and City Hall
- (B) American Academy
- (C) Buffalo Ridge Elementary
- (D) Montessori Charter
- (E) Timber Trail Elementary

## Recreation

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

*This exhibit only represents developed and/or dedicated sites, features, and amenities. Other parks, recreation, and amenities are planned.*





*Coyote Ridge Park*



*The Ridge at Castle Pines North golf course*



*Trails through Castle Pines*

park, a playground, and covered picnic pavilions and grills.

Daniel's Gate Park is a pocket park located on Daniel's Gate Road near the Turquoise Terrace neighborhood and consists of a multipurpose athletic field and playground on 3.6 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. The 2017 PaRC Plan identified this park as the community's preferred location for a future recreation center.

## Trails and Open Space

The open spaces integrated throughout Castle Pines are valued for scenery, natural habitat, and wildlife-viewing opportunities, in addition to passive recreation. There are currently a total of 560 acres of open space; however, future planned developments at Lagae Ranch, Castle Pines Town Center, and The Canyons have made commitments to triple this number—for a total of 1,550 acres. As the backbone for the community trails system, open spaces feature 30 miles of 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. This park is owned and managed by Denver Mountain Parks. There is significant regional coordination to implement roadway and trail improvements outlined in the 2007 Daniels Park Master Plan. Many residents view Daniels Park, as well as other regional open space facilities, as an extension of the trails and neighborhood open space found within Castle Pines.

The Rueter-Hess Reservoir is another major regional natural area bordering Castle Pines to the northeast. Castle Pines is part of the Rueter-Hess Recreation Authority, an intergovernmental partnership with Parker Water & Sanitation, Town of Parker, City of Castle Rock, Douglas County, and the City of Lone Tree to manage the reservoir's recreation opportunities. A final master plan was approved in 2016 to open the reservoir to passive recreational uses such as hiking trails, an incline, picnic areas, kayaking, stand-up paddle boarding, and fishing. This significant natural feature will also provide residents with impressive views and separation between communities. The reservoir will ultimately hold 75,000 acre-feet of water at maximum capacity.

Through a 2019 amendment to The Canyons planned development, a new 167-acre regional park, “The Preserve,” was dedicated adjacent to the Rueter-Hess Reservoir. This is intended to include a visitor center, restrooms, paved and soft surface trails, a lookout tower, and picnic areas. Additionally, an 18-hole disc golf course is proposed on 38 acres between Hess Road and the Rueter-Hess Reservoir.

## 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 presence in both the summer and winter months; and
- Pronghorn, with a specific range in the southeast of Castle Pines.

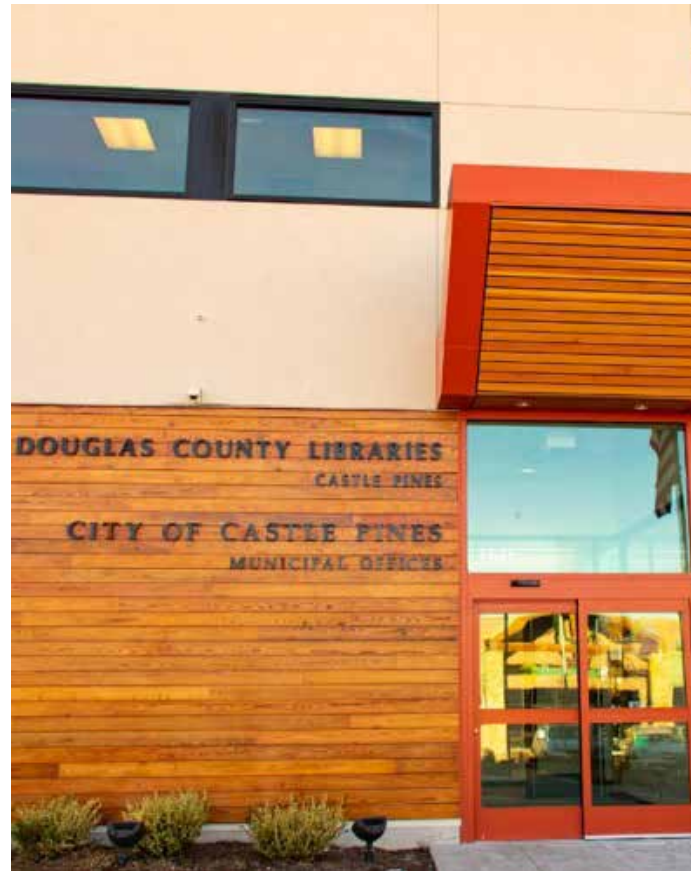
These spaces provide an array of benefits for residents including the creation of community buffers, the protection of scenic views and archaeological resources, and the enhancement of passive recreational opportunities. The location and provision of open space encourages wildlife habitat and movement,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

## 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 or provide a fee in lieu of land. This enables DCSD to provide educational services for the growing population. The current planned developments indicate a dedication of almost 100 acres for new school sites.

A new facility for the Castle Pines branch of the Douglas County Library opened in early 2016. This building provides collection and reading services, and currently houses municipal offices, a community event space, a drive-up book return, rooftop terrace and outdoor public gathering space.

The City negotiated a public private partnership in 2020 to construct a new City Hall on donated land off of Castle Pines Parkway and Lagae Road.



*Douglas County Library in Castle Pines*





*View of Rueter-Hess Reservoir ([www.pwsd.org](http://www.pwsd.org))*



*American Academy and Elk Ridge Park Football Field*



*Participants in the Run Wild annual event*

## WHAT WE HEARD

Throughout the planning 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, and 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, 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. As trails and recreation opportunities are built around the Rueter-Hess Reservoir, community members want to make sure Castle Pines trails can connect.

### 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. Community members mentioned that these views and open space separation are defining features of Castle Pines' identity.

# GOALS AND OBJECTIVES

## 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 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 to meet the level of service standards in the *PaRC Plan*.
- PR-2.3 Coordinate with Denver Mountain Parks, Douglas County, and Rueter-Hess Recreation Authority 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.

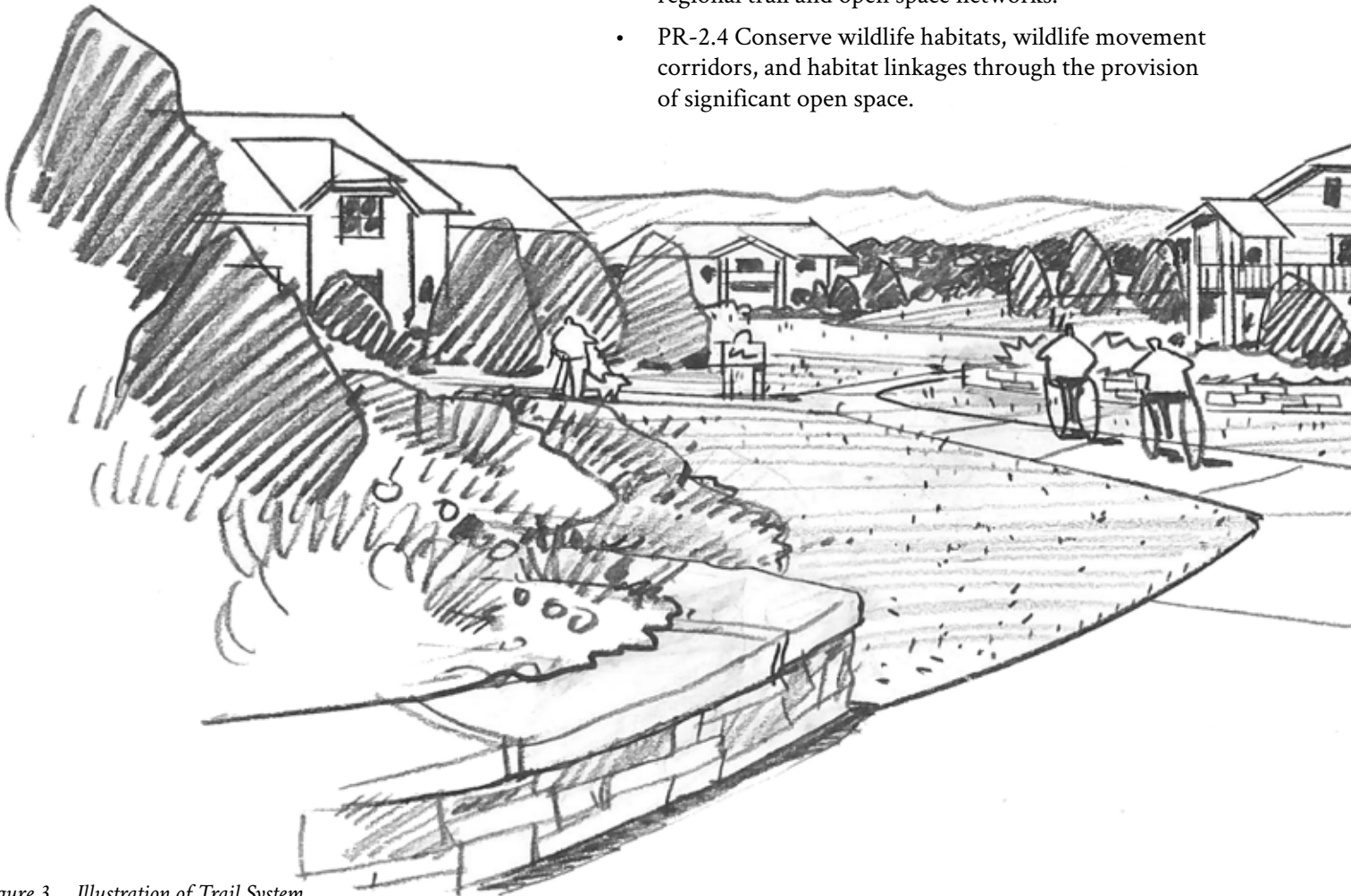


Figure 3. Illustration of Trail System

### **Goal PR-3: Advance opportunities for new recreational, educational, entertainment, and leisure activities within the Community Benefit Overlay.**

- PR-3.1 Encourage public spaces and facilities that are open to the public or services that are provided at a reduced rate to community members.
- PR-3.2 Locate and design land uses to respect the ecological context and topography of the site.

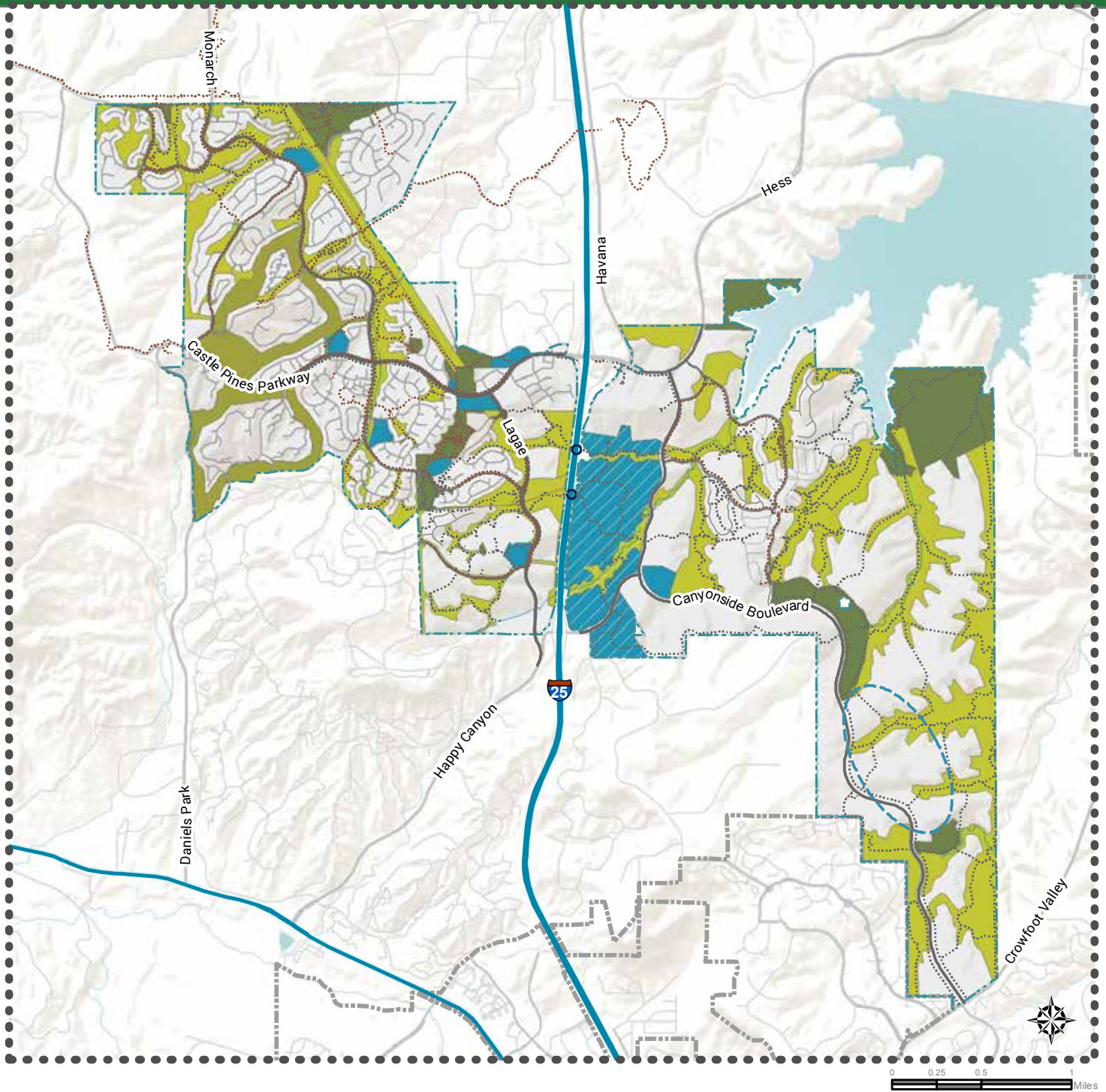
### **Goal PR-4: Consistently manage high quality of facilities and efficient delivery of recreation and water services.**

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





# PARKS, RECREATION, AND AMENITIES FRAMEWORK



## Legend

- |                       |            |                    |                           |
|-----------------------|------------|--------------------|---------------------------|
| Castle Pines          | Railroad   | Park               | Public/Quasi Public       |
| Other Municipalities  | Interstate | Golf Course        | Community Benefit Overlay |
| Streams               | Major Road | Open Space         | Future School Site        |
| Rueter-Hess Reservoir | Local Road | Existing Trails    |                           |
|                       |            | Planned Trails     |                           |
|                       |            | Proposed Underpass |                           |



# ECONOMIC DEVELOPMENT

## HIGHLIGHTS

- A high percentage (73%) 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.
- A 2019 estimate shows that 23% of employed Castle Pines residents work from their home, the largest ratio compared to the region.

The population growth that Castle Pines anticipates 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, there is a lack of business variety and local destinations within the City, which provides new economic development opportunities. The following trend data provides insight about the economic future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

## OVERVIEW

### Employment

Of the Castle Pines residents in the workforce, an estimated 72% were employed outside the City of Castle Pines, according to the 2019 American Community Survey. The most common destinations for those commuters leaving the City include the City of Denver (22%), Centennial (9%), Greenwood Village (7%), Castle Rock (6%), and Aurora (6%).

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 on 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 themselves apart and compete regionally. According to the American Community Survey, 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.

The types of jobs available in Castle Pines are disproportionately found in the retail trade and food service sectors. The relatively low incomes associated with these jobs creates the need for Castle Pines to import its workforce from surrounding areas. A high share of jobs in Castle Pines are also found in the professional, scientific, and technical service sector, though it is possible that many of these jobs are filled by residents who work from home.

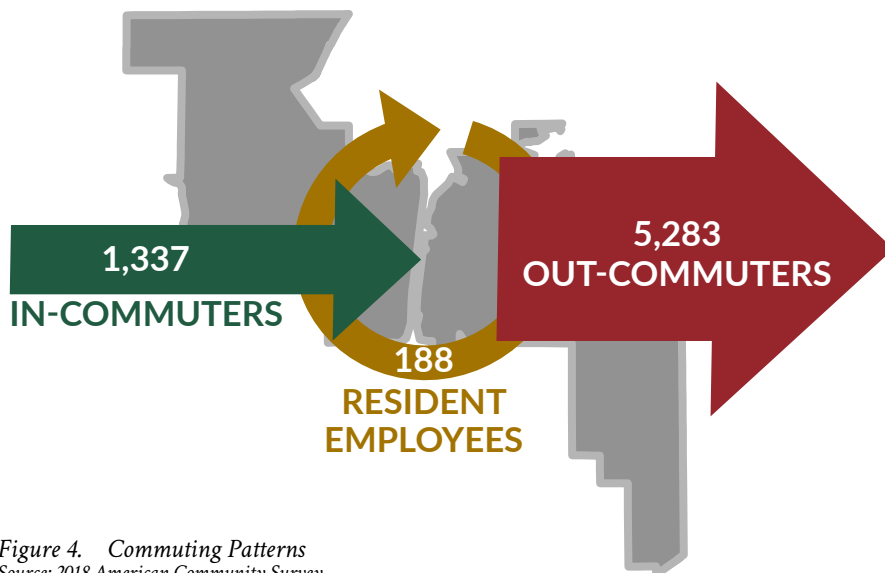
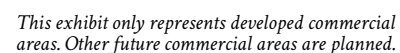
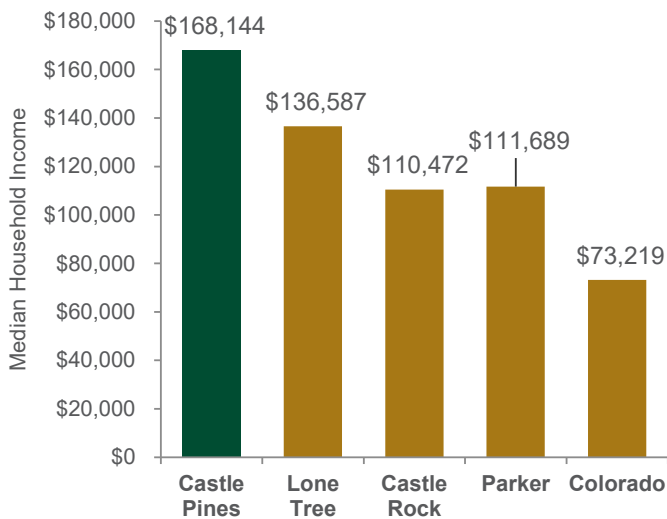


Figure 4. Commuting Patterns  
Source: 2019 American Community Survey

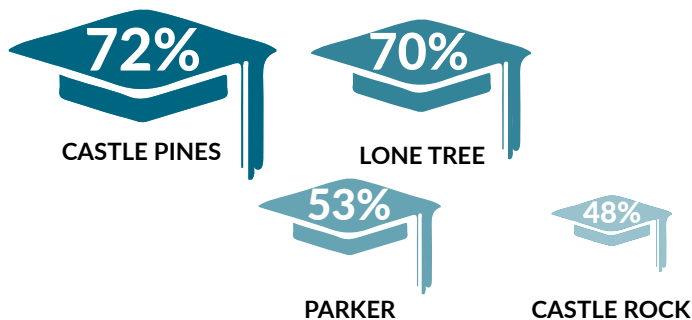


## 2020 MEDIAN HOUSEHOLD INCOME



Source: 2020 ESRI Business Analyst estimates

## RESIDENTS HOLDING BACHELOR'S DEGREE OR HIGHER



Source: 2019 American Community Survey



Illustrative Rendering of the Business District Revitalization, Castle Pines Parkway and Debbie Lane

## Household Income and Educational Attainment

The 2020 median household income in Castle Pines was estimated at \$168,144, according to ESRI Business Analyst. The average Castle Pines household earns over \$95,000 more than Colorado's median household income and almost \$104,000 more than the US median household income. Looking at peer communities of Lone Tree, Parker, and Castle Rock, median household incomes are all significantly less, as shown in the graph to the left. 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.

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 an estimate of 72% of residents older than 25 holding a bachelor's degree or higher, the Castle Pines population has a similar or higher educated population than its peer cities. Lone Tree has 70%, followed by Parker at 53% and Castle Rock at 48%. 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.

## Redevelopment Opportunities

The City is focused on providing retail and commercial opportunities for community residents. There is an opportunity to revitalize the exiting commercial Business District 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 City seeks to encourage investment and revitalization of the Business District, including land and streetscape improvements, as well as potential wayfinding and traffic pattern improvements. Additionally, proposed developments at Lagae Ranch, Castle Pines Town Center, and The Canyons will add a total of 2.9 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.





*Commercial building in the Business District*

## WHAT WE'VE HEARD

Throughout the planning 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 Business District 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 office space, and mixed-use residential buildings would help drive retail, as it would activate the commercial areas during the day and evening.



*Figure 5. Detailed Rendering of Recommended Business District Revitalization*



# GOALS AND OBJECTIVES

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

- 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 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 new 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.
- ED-1.7 Facilitate a diverse mix of workplace types, including creative office/coworking spaces, incubators, and maker space, for small businesses, remote workers, and start-ups.
- ED-1.8 Leverage the Community Benefit Overlay to attract catalyst employment uses for the local economy, such as corporate, institutional, educational, or research and technology industries.

## 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 and surrounding commercial centers.
- ED-2.2 Design commercial centers to emphasize human scale and create pedestrian-oriented areas.
- ED-2.3 Enhance pedestrian circulation that connects activity centers to residential neighborhoods 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 *Mixed-Use Design Guidelines*.
- ED-2.5 Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.
- ED-2.6 Encourage and facilitate a broad range of civic, cultural, and community-building activities and events that bring the community together.



Figure 6. Illustration of Downtown Farmers Market

### Goal ED-3: Retrofit the Business District 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.

Parking Garage

Improved Streetscape and  
Gateway Features

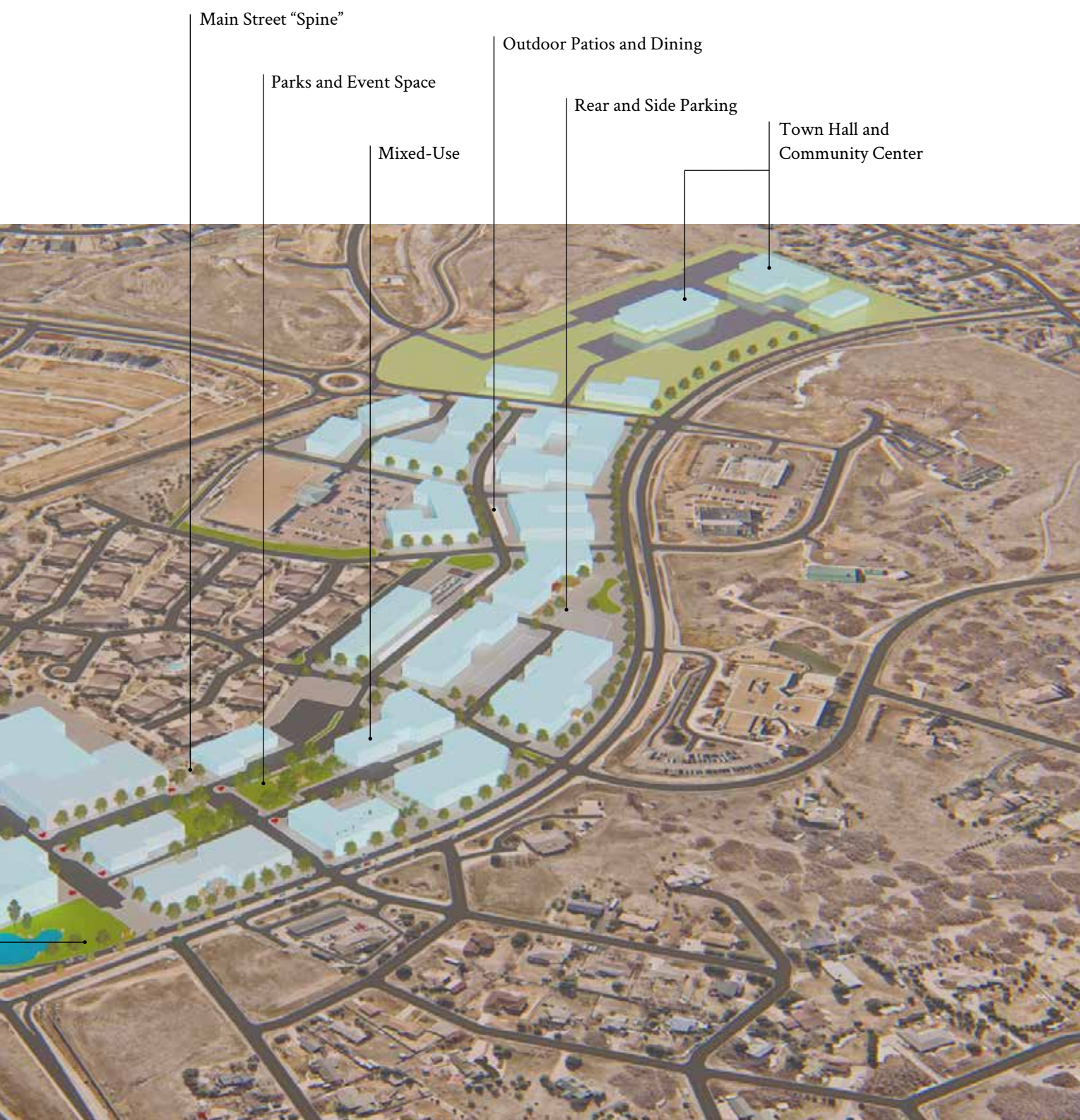
### Goal ED-4: Promote fresh food production for health, food security, and economic opportunities.

- 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.



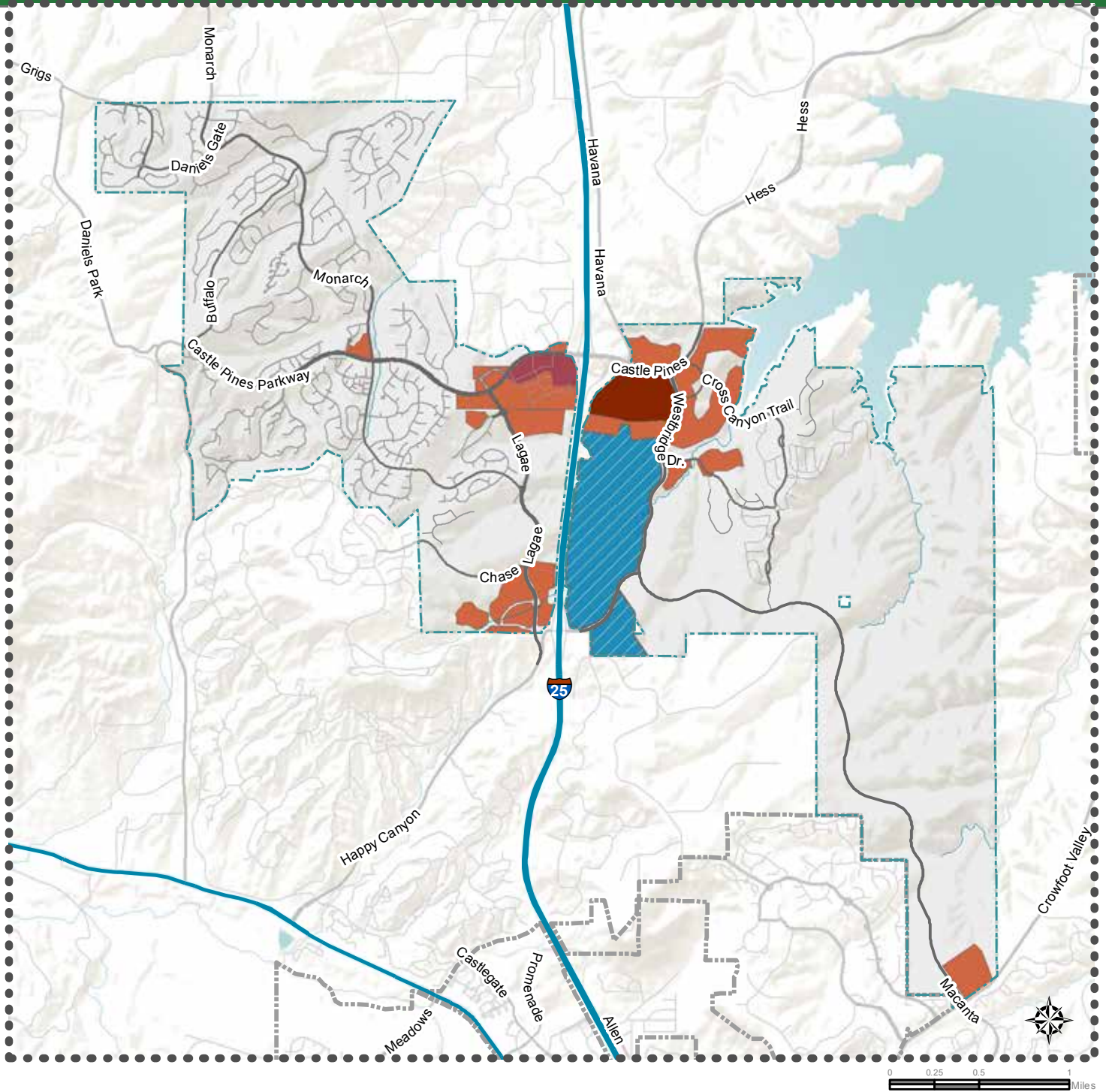
Figure 7. Business District Revitalization Model. Intended to only show general design concepts.







# ECONOMIC DEVELOPMENT FRAMEWORK



- Legend**
- Castle Pines
  - Other Municipalities
  - Streams
  - Rueter-Hess Reservoir
  - Railroad
  - Interstate
  - Major Road
  - Local Road
  - Mixed-Use Land Uses
    - Mixed-Use Marketplace
    - Mixed-Use Downtown
    - Mixed-Use Community
  - Public/Quasi Public Land Uses
    - Community Benefit Overlay



# HOUSING

## HIGHLIGHTS

- Over two thirds of the housing in Castle Pines has been built since 2000. Regionally, Castle Pines' housing stock is younger than its peer cities of Lone Tree, Parker, and Castle Rock.
- 94% of Castle Pines housing units are single-family homes, and 80% of residents own their homes as opposed to renting. Both of these numbers are higher than those found in neighboring communities.
- The estimated median home price in Castle Pines was \$714,976 in February 2021 (Zillow) making Castle Pines more affordable than Lone Tree (\$782,745) but less affordable than Parker (\$587,014) or Castle Rock (\$552,755).
- Future housing will need to take the aging population into account and provide appropriate options to them.

The average number of people per household also helps project infrastructure and community service needs, such as schools and recreation programs. 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 following trend data provides insight about the future of Castle Pines and supports the Plan's direction through goals and objectives detailed below.

## OVERVIEW

### Housing Age

Housing age is the best proxy for measuring housing conditions. As illustrated in the graphic below, over two thirds of the housing in Castle Pines was built after 2000. Compared to the neighboring municipalities of Lone Tree, Parker, 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.

#### TWO OUT OF THREE HOMES WERE BUILT AFTER 2000



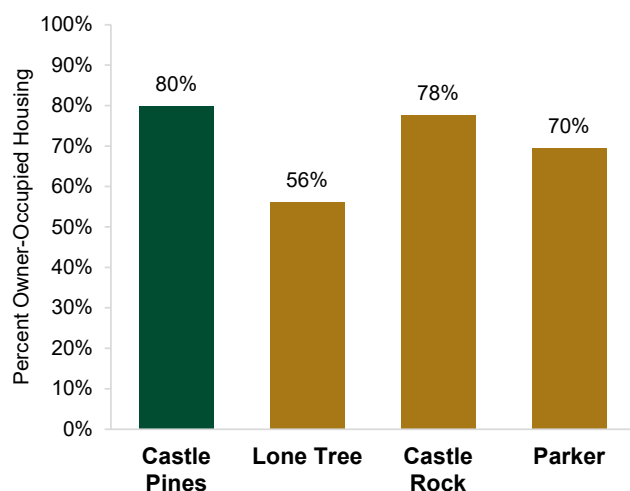
*Source: 2019 Douglas County Assessor*

### 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 on the following page 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.

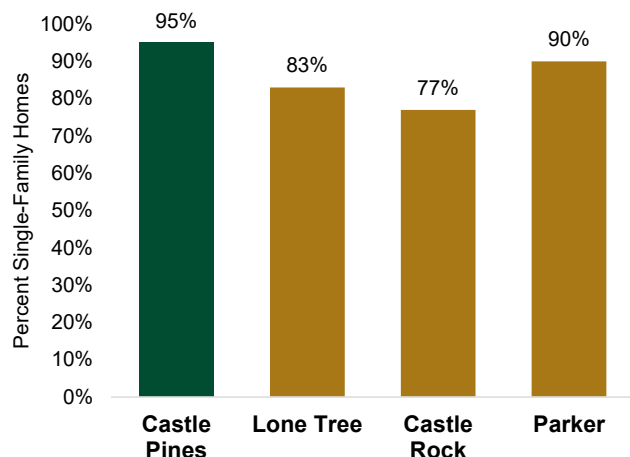
Rental housing can also be an attractive option to a variety of residents, whether it be a young family still looking for their first home or senior residents that prefer minimal maintenance demands. Supporting a diversity of ownership options provides flexibility for residents to stay in the community as their lifestyles evolve.

## OWNER OCCUPIED HOUSING UNITS



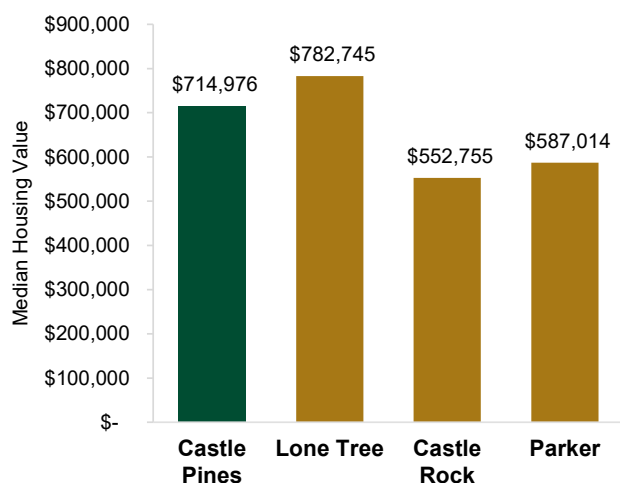
Source: 2020 ESRI Business Analyst

## SINGLE-FAMILY HOMES



Source: 2020 Douglas County Assessor

## MEDIAN HOUSING VALUE



Source: 2021 Zillow.com (as of February 2021)

## 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 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 and near commercial activity centers, and with easy access to transportation and services.

To this end, additional density was approved for the Mixed Use Marketplace and at the southern end of The Canyons development. Duplexes and town homes are also being built in the Lagae Ranch and Town Centre developments, in efforts to provide diversified housing options.

## 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 Median Housing Value chart shows the median home values for Castle Pines and its neighboring communities. As of February 2021, the median home value in Castle Pines was estimated at \$715,000 which is lower than the median home value in Lone Tree but higher than the median value in both Parker and Castle Rock.

Affordable—or attainable—housing is defined by the Federal Government as housing that costs no more than 30% of a household's gross income. Based on estimates from the 2019 American Community Survey, the housing market is relatively affordable for current Castle Pines residents; less than a quarter of Castle Pines households spend more than 30% of their household income on housing costs, and just under half of households pay less than 20% of their household income. The estimated median monthly housing costs for Castle Pines households is \$2,551, which is almost



\$650 less than households in The Village at Castle Pines, but \$650 more than Castle Rock households.

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

## WHAT WE'VE HEARD

Throughout the planning 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 homes, duplexes, townhomes, condos, and high-end multifamily homes. To many community members, neighborhoods composed primarily of single-family homes support the character of the community.

### Housing Opportunities

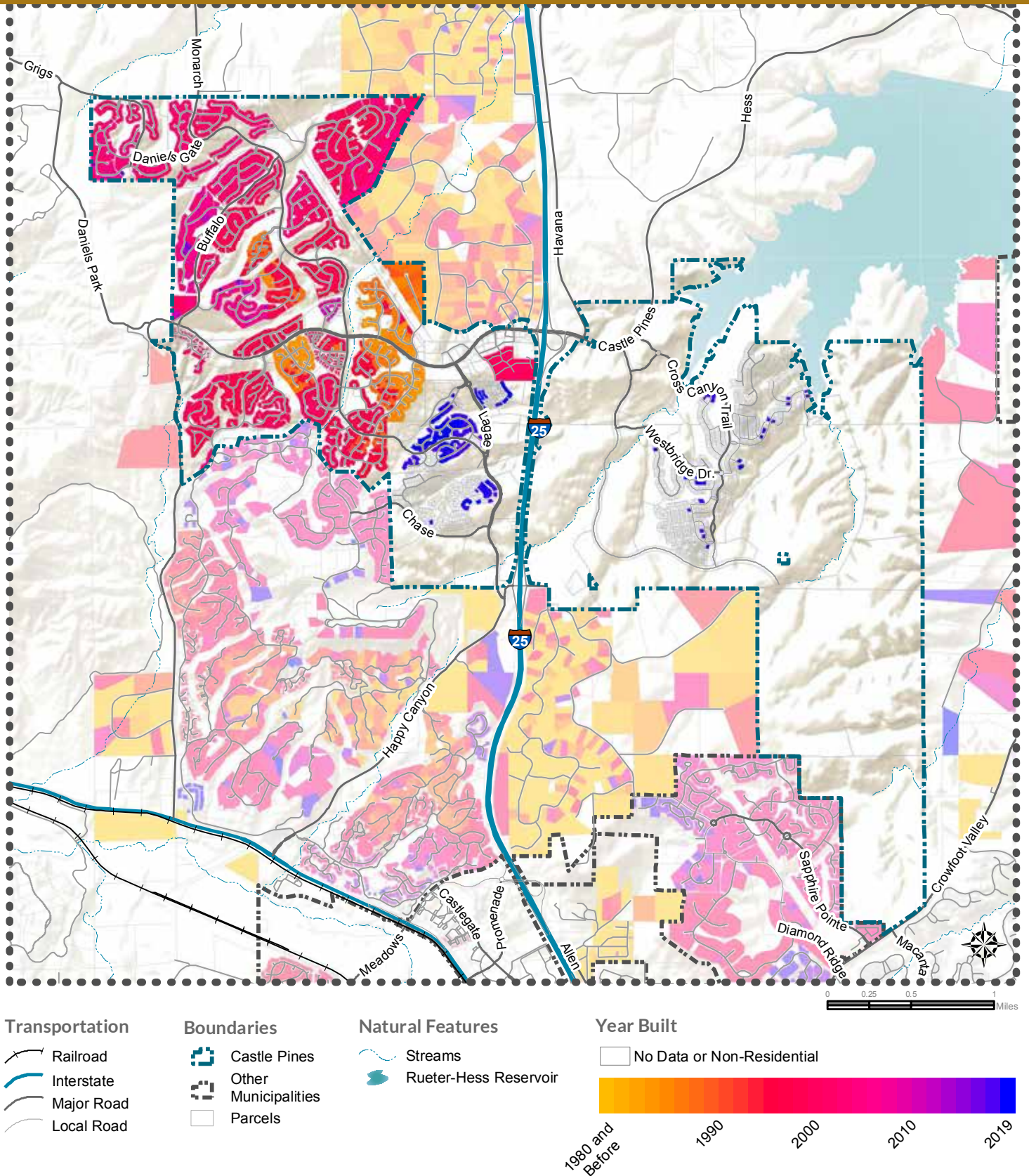
The trends toward an aging and attractive retirement community indicate a wider range for mixed housing types, density, and price range. Castle Pines should be a place for all life cycles, including housing for new families as well as aging seniors.



*New housing in Lagae Ranch*

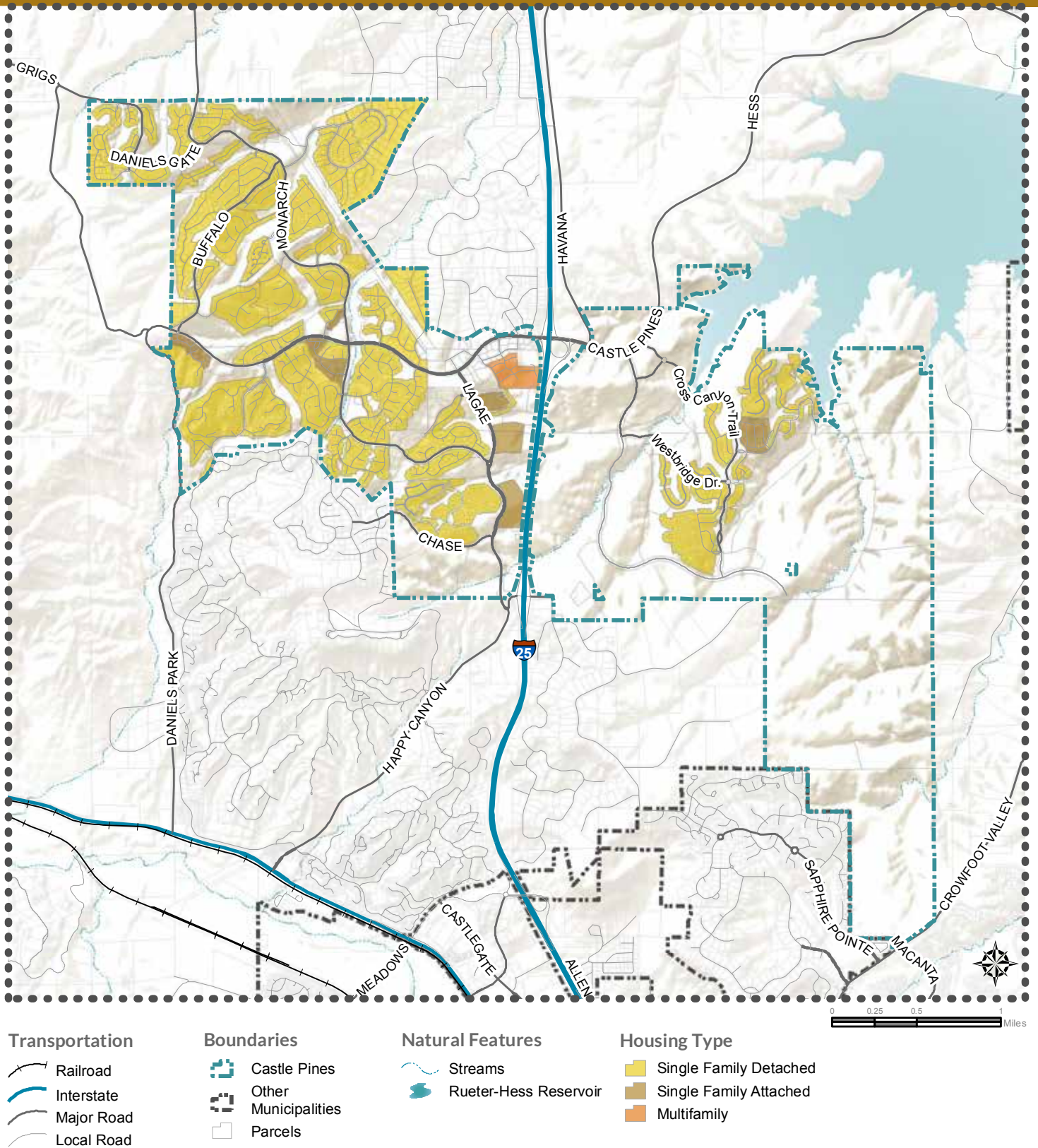


# YEAR BUILT FOR EXISTING HOUSING





# EXISTING NEIGHBORHOODS



# 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 8. Illustration of Housing Diversity

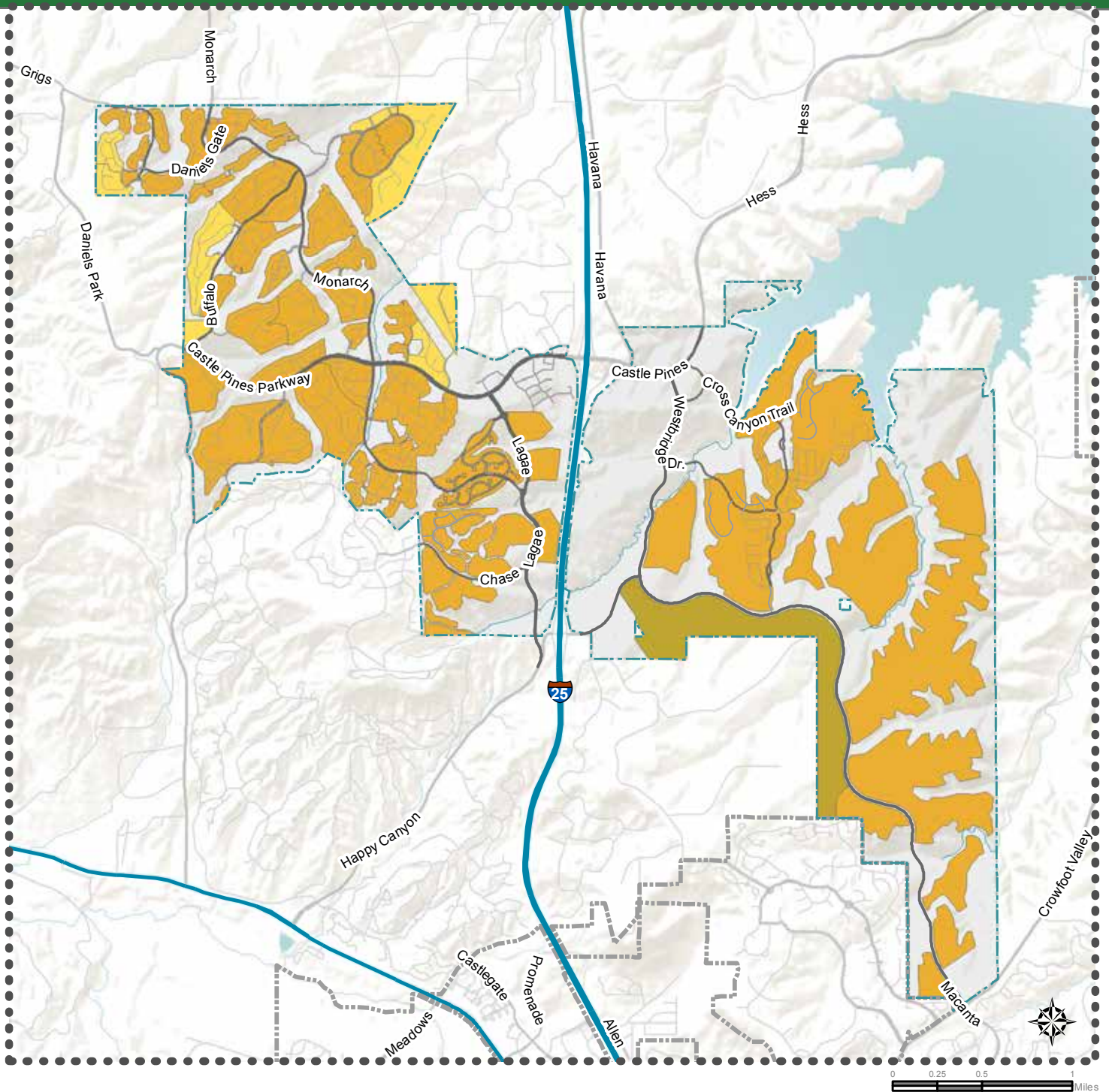


### Goal H-3: Support housing that meets the financial needs of current and future residents.

- 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          | Railroad   | Residential Neighborhood Village      |
| Other Municipalities  | Interstate | Residential Neighborhood Estate       |
| Streams               | Major Road | Residential Neighborhood Conservation |
| Rueter-Hess Reservoir | Local Road |                                       |

# TRANSPORTATION

## HIGHLIGHTS

- The lack of convenient transit options and distance that residents commute has resulted in more than two thirds of the Castle Pines workforce commuting to work alone in a privately owned vehicle (68.7%).
- 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, the existing transportation network will be stressed and challenged. In addition, transportation preferences are shifting, and Castle Pines residents have identified a desire to consider more multimodal transportation options.

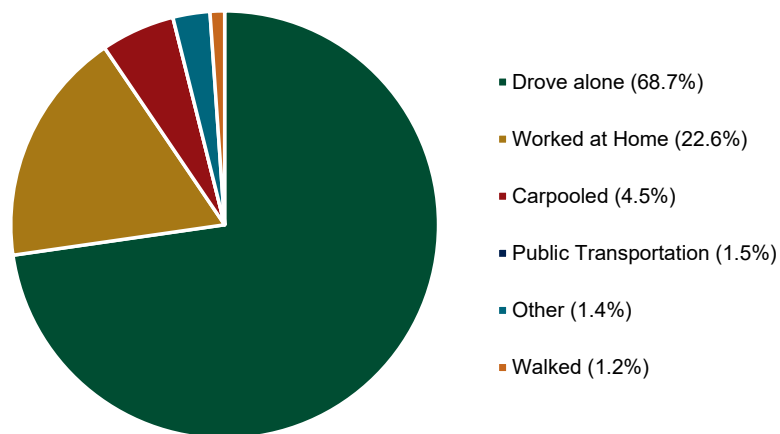
Car ownership rates and vehicle miles traveled in the United States have decreased in recent years, while alternative modes such as bicycle commuting, car sharing, and transit ridership has increased. Investing in alternative transportation modes provides Castle Pines an opportunity to make infrastructure 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.

## OVERVIEW

### Commuting

Two out of three Castle Pines residents commute to work alone in a privately owned vehicle, according to the 2019 American Community Survey. This is, in large part, due to the lack of convenient transit options and distance that residents commute. Approximately 8% of the workforce commutes through carpooling, public transportation, and other means. The remaining 23% of Castle Pines workers work from home—about 10% more than all neighboring communities with the exception of The Village at Castle Pines. 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. Since the majority of employed residents in Castle Pines still commute to work, transportation investments should support regional travel needs, including access to regional roadways, bicycle trails, and public transportation.

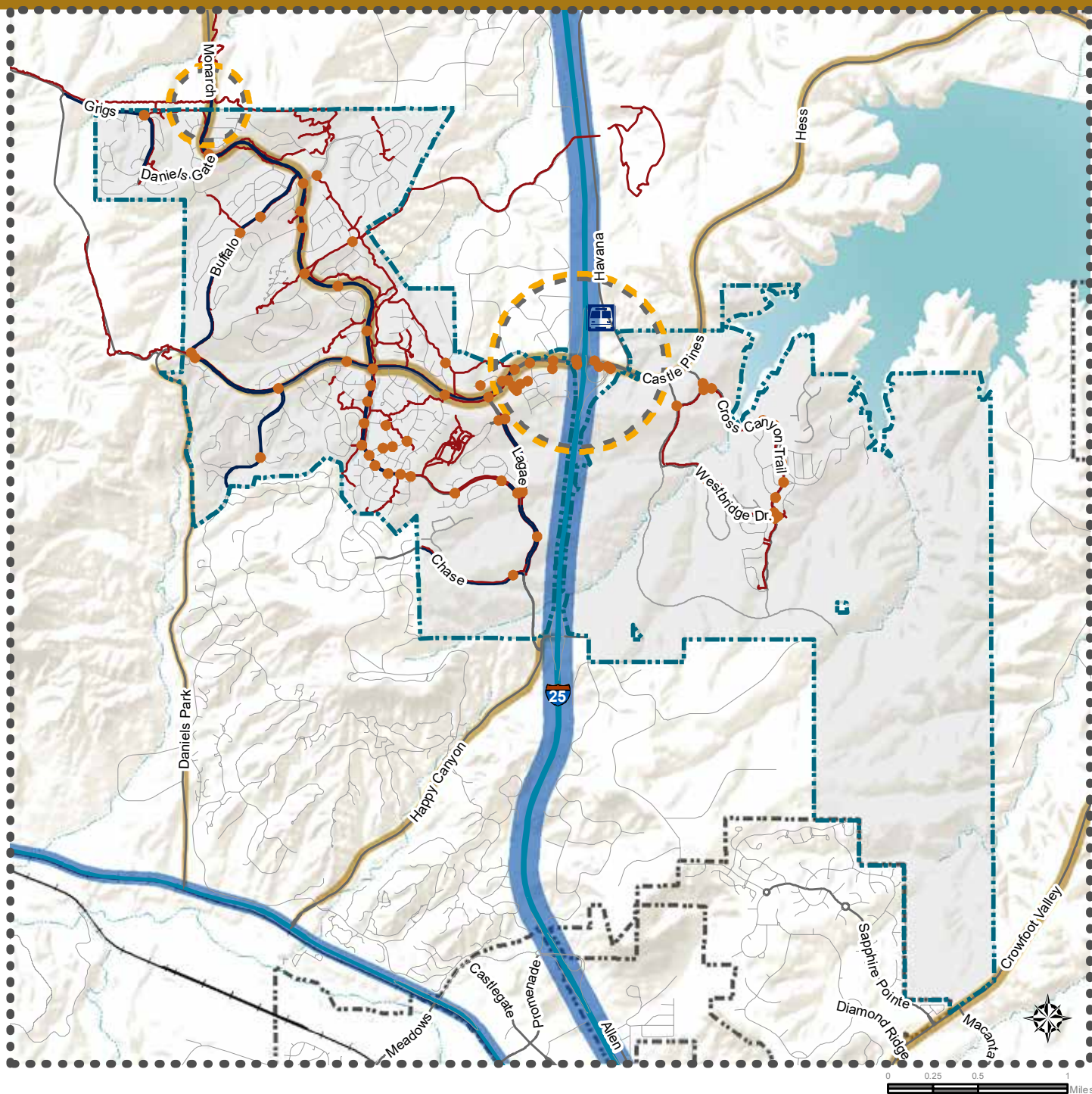
### COMMUTE TO WORK



Source: 2019 American Community Survey



# EXISTING TRANSPORTATION INFRASTRUCTURE



## Transportation

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

## Boundaries

- Castle Pines
- Other Municipality

## Natural Features

- Streams
- Rueter-Hess Reservoir

## Pedestrians + Bikes

- Park n' Ride
- Existing Trails
- Bike Path or Lane
- Existing Crosswalks

## Average Annual Daily Trips

- Major Road
- Interstate
- 2,000 - 5,000
- 5,000 - 10,000
- 10,000 - 20,000
- 20,000 - 40,000
- 40,000 - 60,000
- 60,000 - 80,000
- 80,000 - 100,000
- 100,000 - 120,000
- 120,000 - 150,000

*This exhibit only represents planned or built roads and trails. Other future roads and trails are planned.*



New road infrastructure

## Street Network

As of 2020, the City of Castle Pines maintains 38 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. The Public Works Department is responsible for snow and ice removal on public streets within the City.

The interchange at Castle Pines Parkway and Interstate 25 (I-25) is the largest community entryway, serving over 27,000 daily trips. Monarch Boulevard is the other major arterial in and out of Castle Pines, which serves closer to 10,800 daily trips, according to 2019 DRCOG data. As the Castle Pines Town Center and Lagae Ranch areas develop, Lagae Road is anticipated to connect more vehicles to the Happy Canyon Road interchange at I-25. The new Canyonside Boulevard will connect Castle Pines Pkwy and Crowfoot Valley Rd on the east side of I-25.

A connection between Happy Canyon Road and Canyonside Boulevard depends on improvements to the I-25 Happy Canyon Interchange. The investment and connections to Happy Canyon Interchange and the connections to Hess and Crowfoot Valley are opportunities to establish and design new community gateway while helping to distribute traffic through a looped road system, as an alternative to Castle Pines Parkway.

## Bicycle and Pedestrian Connectivity

Castle Pines offers almost 30 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 gaps in sidewalk connections, often with sidewalks only on one side of the street. The *2011 Multi-Modal Enhancement Plan*, *2017 Master Transportation Plan*, and *2020 Trails Master Plan* include recommendations for new and enhanced pedestrian crossings, sidewalk connections, new bike lane signing and pavement markings on major roads, and new trail connections. The City continues to work toward implementing these recommendations.

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.

## 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 2019 American Community Survey, an estimate of 1.5% of Castle Pines residents use public transportation to get to work, a rate that has increased from 0.2% in 2012. Currently, the closest connection to transit is the RidgeGate Parkway

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.



Residents bicycling on paved trail



Station in Lone Tree. This station connects the E, R, and F light rail lines, managed by the Regional Transportation District (RTD). The FasTracks light rail system provides Castle Pines residents an alternative connection to the Denver International Airport, as well as to Union Station. 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.

Bustang, a regional bus route managed by the Colorado Department of Transportation (CDOT), began service between Denver and Colorado Springs in 2015. The closest Bustang stop to Castle Pines is at the Sky Ridge Station in Lone Tree.

The Front Range Passenger Rail is an intergovernmental transportation project in early planning phases. Ultimately, this new transit option would create a transportation “spine” along the Front Range. Preliminary alignment options bring regional passenger rail options very close to Castle Pines.



*Trail connections through Castle Pines*

## WHAT WE HEARD

Throughout the planning 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 many 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 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 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) is the first challenge in considering direct bus and light rail connections to Castle Pines. The higher elevation of Castle Pines might 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.



# GOALS AND OBJECTIVES

## 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 the Gateway and Wayfinding Plan.
- T-1.2 Create community-defining streetscapes along arterials and collectors using plantings, lighting, public art, or special paving.

## Goal T-2: Develop a safe, efficient, multi-functional transportation network designed to promote connections to local destinations and to 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 with local, regional, and statewide transportation plans.
- T-2.3 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 character of residential neighborhoods through enhanced arterial road design using smaller lane widths, additional landscaping, and pedestrian crossings.



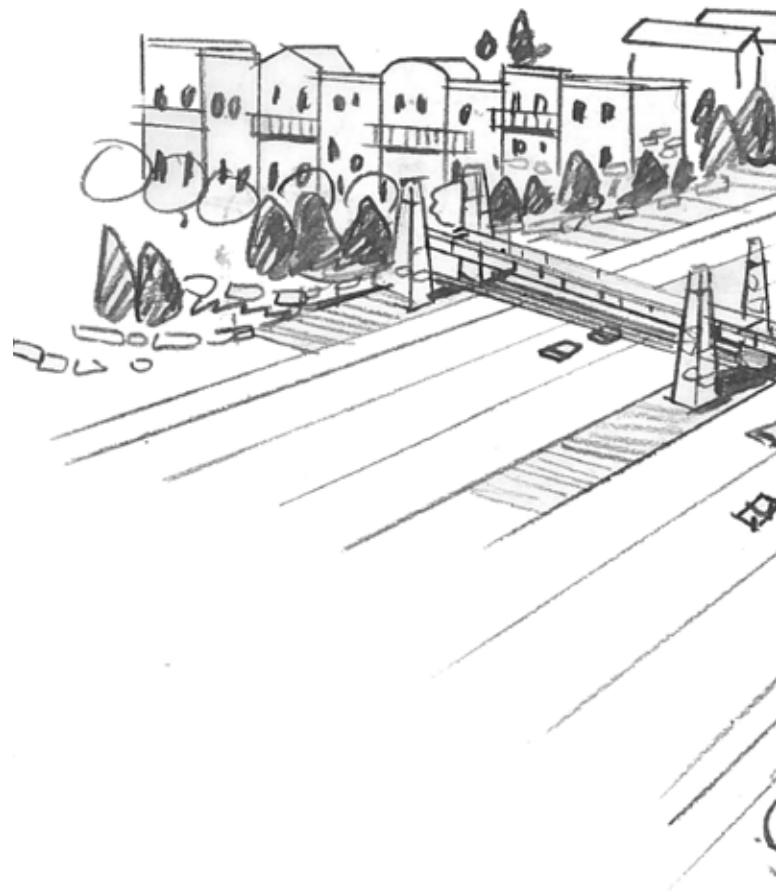
Figure 9. Illustration of Multimodal Connectivity

### 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 that support accessibility for all users in all existing and future bicycle and pedestrian improvements.
- T-3.6 Continue to implement sidewalk, crossings, trail, and bike lane improvements recommended in the *Master Transportation Plan*, *Trails Master Plan*, and *Multi-Modal Enhancement Plan for Castle Pines Parkway and Monarch Boulevard*.
- T-3.7 Mitigate the barriers presented by major transportation corridors by providing safe and convenient multimodal crossings, bridges, or underpasses.

### Goal T-4: Position the community for future public transit connections and commuting alternatives that connect to regional destinations.

- T-4.1 Support multimodal transportation solutions to connect residents and commuters to the nearby Regional Transportation District (RTD) facilities.
- T-4.2 Coordinate with the Regional Transportation District (RTD), neighboring jurisdictions, and CDOT on future Front Range Passenger Rail, FasTracks, and Bustang opportunities.
- T-4.3 Advocate for transit services that support the mobility needs of young people, older adults, and people with disabilities.



## Goal T-5: Develop transportation infrastructure that supports mixed-use development and walkable activity centers.

- T-5.1 Anticipate potential rail expansion, transit facilities, and park n' rides within Mixed-Use Downtown and Mixed-Use Market areas.
- T-5.2 Encourage transit-supportive densities and mixed-use development near the interchange of I-25 and Castle Pines Parkway.
- T-5.3 Enhance multimodal connectivity and mobility within all Mixed-Use land uses by designing smaller blocks with a fine grain street network.

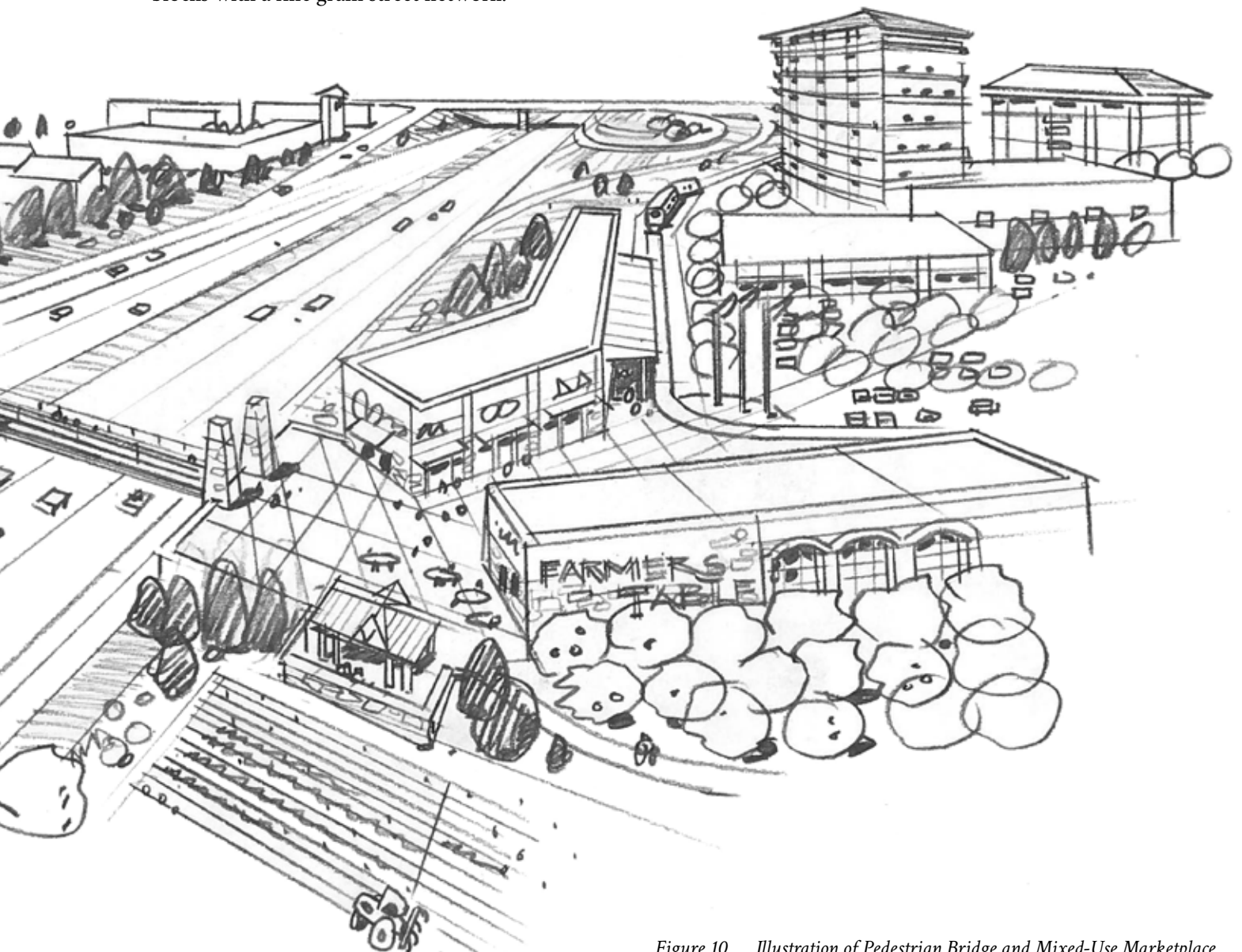
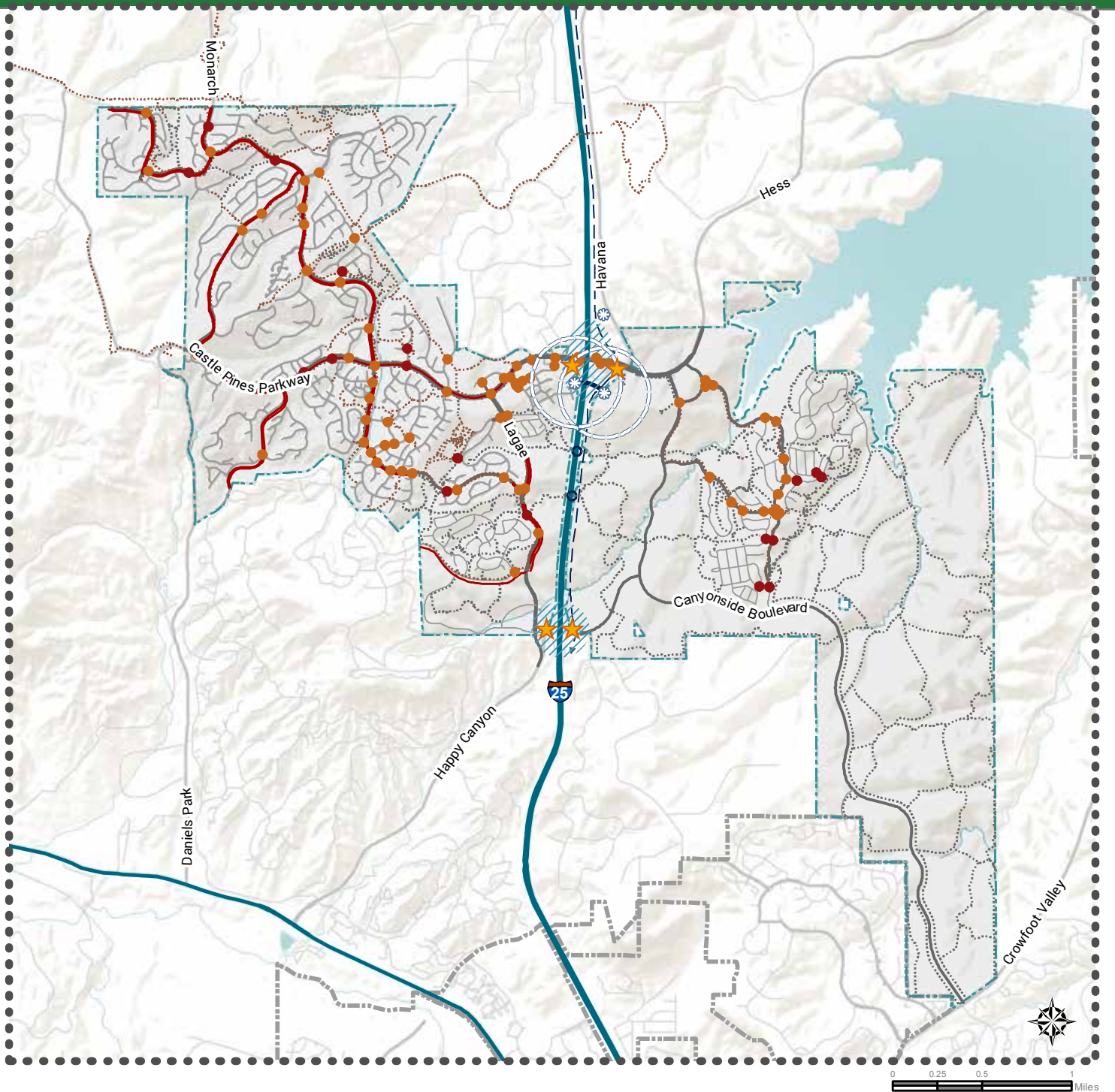


Figure 10. Illustration of Pedestrian Bridge and Mixed-Use Marketplace



# TRANSPORTATION FRAMEWORK



## Legend

- Castle Pines
- Other Municipalities
- Streams
- Rueter-Hess Reservoir
- Railroad

## Road Network

- Interstate
- Major Road
- Local Road

## Transit Network

- Transit Station/ Park-n-Ride
- Transit-Oriented Development
- Transit Line

## Ped/Bike Network

- Pedestrian Bridge or Underpass
- Existing Trails
- Planned Trails
- Bike Facilities
- Existing Crosswalks
- Proposed Crosswalks

## Enhancements

- Gateway Features
- Interchange Improvements

# LAND USE AND GROWTH

## 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.

## OVERVIEW

### Growth Management

With growth comes increased demand for residential and commercial space, parks, schools, services, infrastructure facilities, and roads. There are currently 3,681 housing units in the City of Castle Pines. Of those, 55% were built between 2000 and 2009, while only 41 housing units were built between 2010 and 2016 when the last Comprehensive Plan was adopted. Since then, an additional 350 units were built between 2015 and 2019 and 413 new single-family building permits were issued in 2020 alone. Proposed developments have the potential to add an additional 3,500 housing units, nearly doubling the current number of housing units in the community.

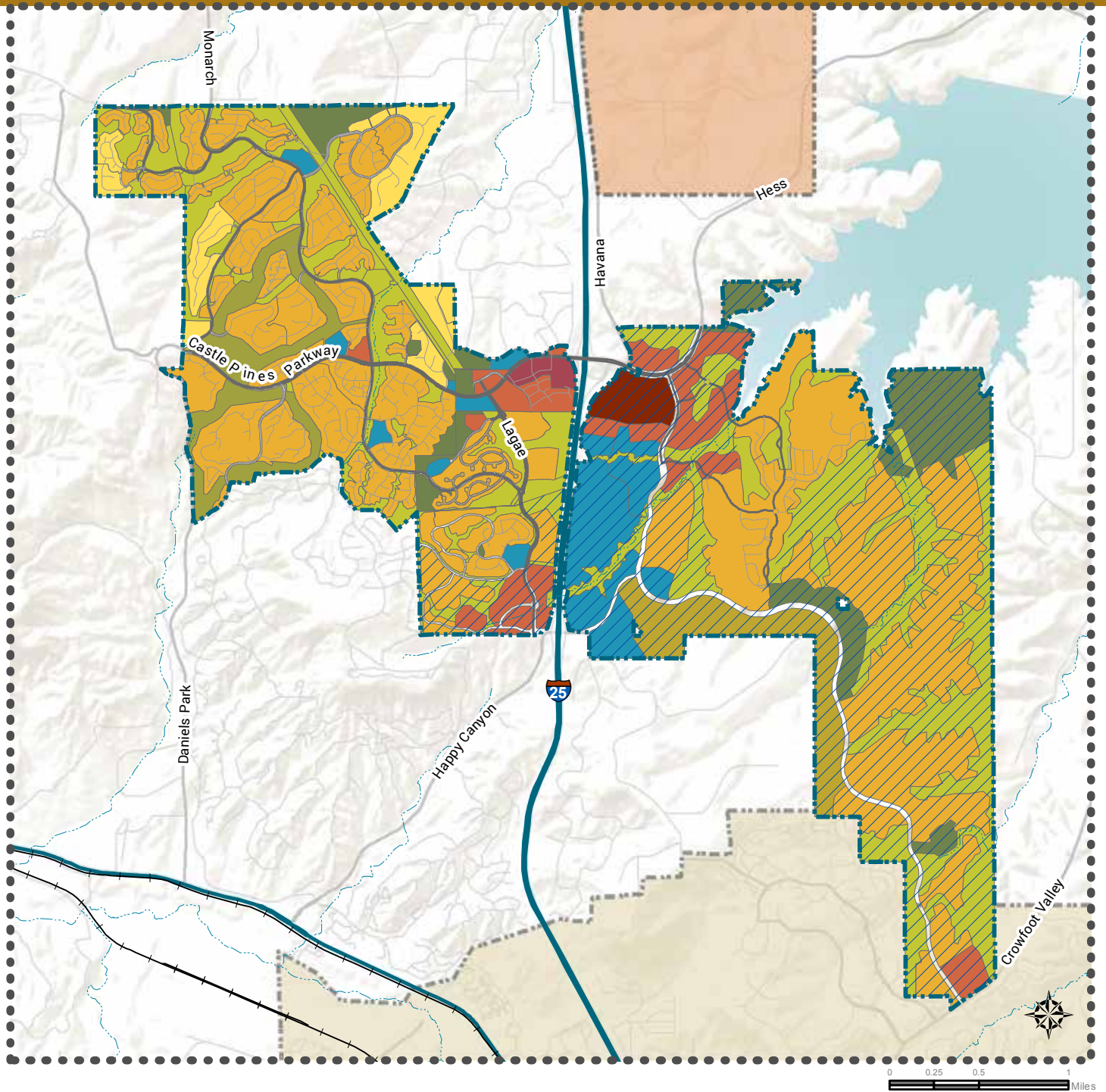
The impending development affords the City the opportunity to create and maintain efficient housing patterns. Strategically placed local services, schools, retail, and recreation will have the potential to minimize the lengths of trips and to facilitate walking and bicycling as alternatives to auto use.



*Shops at Village Square*



# EXISTING LAND USE AND GROWTH AREAS



## Transportation

- Railroad
- Interstate
- Major Road
- Local Road

## Boundaries

- Castle Pines
- Lone Tree Future Growth Area
- Castle Rock Future Town Boundary

## Natural Features

- Streams
- Rueter-Hess Reservoir

## Future Land Use

- Undeveloped
- Public/Quasi Public
- Park
- Golf Course
- Open Space
- Neighborhood Conservation
- Neighborhood Village
- Neighborhood Estate
- Mixed-Use Community
- Mixed-Use Downtown
- Mixed-Use Marketplace

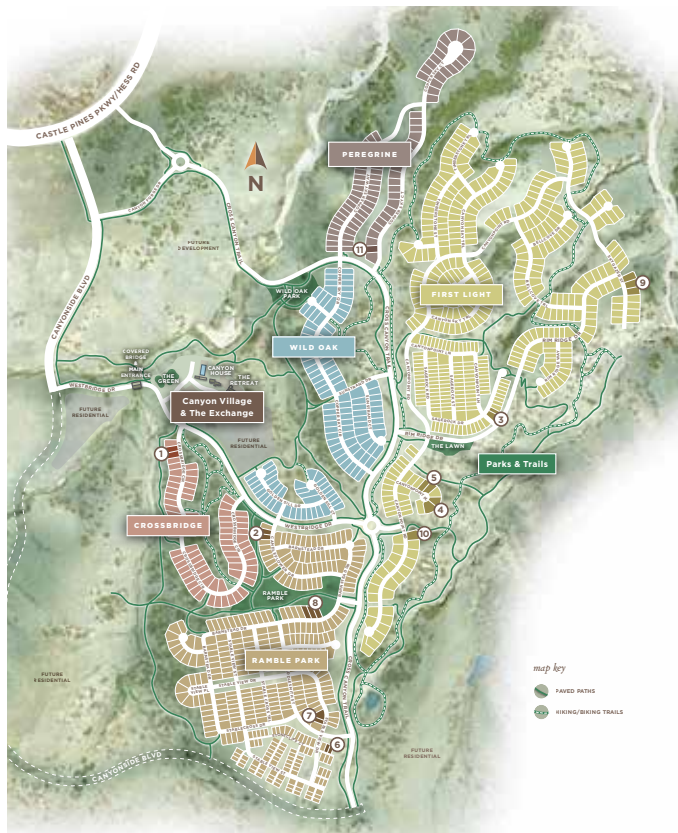


## Planned Developments

The 2008, 2009 and 2012 annexations and planned developments of Lagae Ranch (also known as Castle Valley), The Canyons, and Castle Pines Town Center more than doubled the physical size of Castle Pines, adding 3,946 acres to the community.

The 249-acre Lagae Ranch development, south and east of Elk Ridge Park, has recently platted and built 231 single-family homes, is finishing a 145 dwelling unit subdivision consisting of 116 duplexes and 29 single family homes, and will soon begin work on a 187 unit townhome project. This planned development also built Elk Ridge Park and the American Academy. Road improvements were made to connect Lagae Road to Monarch Boulevard.

East of I-25 is the City's largest annexation and planned development, The Canyons. With a focus on the natural environment and sustainability, this area anticipates 5,000 residential units and 2.1 million square feet of commercial property at full buildout. With the focus on preserving the natural environment within the development there are 316 acres of dedicated parkland as part of over 1,500 acres of open space.



Model Map of New Residential Neighborhoods in The Canyons

The 354-acre Castle Pines Town Center is also starting to develop with 304 single family homes currently underway and another 213 duplex and townhome units to begin construction this year. This planned development anticipates up to 475 single-family homes, 200 multifamily units, 61 acres of mixed-use space, and 72 acres of open space with parks and trails.

A looped road system will connect mixed-use commercial areas on Castle Pines Parkway, Happy Canyon Road and Canyonside Boulevard. A recent extension of Lagae Road connects from Castle Pines Parkway, through the Lagae Ranch development, south to Happy Canyon Road. This connects across I-25 and is planned connect with Canyonside Boulevard as development in The Canyons continues. This future road connection will facilitate mobility and mitigate traffic challenges from future growth.



Conceptual Rendering of Canyonside, the Planned Mixed Use Area East of I-25



Future Lagae Ranch Development

## Water and Conservation

The Castle Pines North Metro District has historically provided water for much of the developed areas of Castle Pines west of I-25. The District started negotiation in 2020 to transfer operations and maintenance of all public services to the City of Castle Pines, with the exception of water, sewer and protection. Parker Water & Sanitation District (PWSD) is ultimately anticipated to take over provision of water for the Metro District service area. The City manages stormwater facilities 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. Neighborhoods and new development east of I-25 is served by PWSD. The primary water source for this area was previously groundwater, however the expansion of the Rueter-Hess Reservoir provides additional storage capacity to meet growing demand into the future. Water facilities include wastewater treatment plants, 45 shallow and deep wells, lift stations, pump and/or booster stations, 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. According to PWSD's 2015 Long-Term Water Supply Plan, current water supply will only meet demands until about 2038, which highlights the importance of developing long-term renewable water supply strategies.

## Emergency Services

Castle Pines is served by South Metro Fire Rescue and the Douglas County Sheriff's Office for police service, fire protection, animal control, and paramedics.

The community was evaluated as part of the South Metro Fire Rescue's *Wildland-Urban Interface: Community Wildfire Protection Plan* in 2009 and received a risk rating of low; however the Douglas County *Community Wildfire Protection Plan* (2011) and the Douglas County Local Hazard Mitigation Plan (2021) shows Castle Pines with a moderate to high wildfire risk. The low risk 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.

The City continues to align with the direction and hazard mitigation approach outlined in the Douglas County *Hazard Mitigation Plan* (2021).

## 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.

# GOALS AND OBJECTIVES

## Goal LU-1: Design development to foster preservation of environmental systems and sense of place.

- 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 scenic views to and from significant natural features.
- LU-1.3 Minimize development impacts on wildlife and the natural terrain.
- LU-1.5 Support the management of wildlife populations to maintain viable populations, species health, and to minimize human/wildlife conflicts.
- LU-1.6 Carefully consider important wildlife habitat in connection with new development and open space purchases/conservation.

## 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 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 multifamily housing in proximity to economic development and employment opportunities.
- 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.

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

- LU-3.1 Locate community gathering places and/or activity centers to serve as the heart of smaller community areas, to provide a sense of community identity 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 facilities.
- 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: Evaluate new land uses that directly benefit the Castle Pines community. (See the Community Benefit Overlay future land use)

- LU-4.1 Require development proposals to show a quantifiable public benefit within the Community Benefit Overlay.
- LU-4.2 Support uses that show a prolonged and enduring benefit to the community.
- LU-4.3 Consider public benefits such as enhanced access to the public, significant jobs or tax revenue for the City, increased opportunities for education or recreation, or to fulfill an identified community need.



## Goal LU-5: Integrate sustainability and environmental stewardship practices to create a desirable community for current and future generations.

- LU-5.1 Minimize negative impacts of light and noise pollution, using energy efficient measures and dark sky practices.
- LU-5.2 Coordinate regionally and locally on initiatives to improve air quality and protect water quality.
- LU-5.3 Encourage green building practices to the extent practicable and financially feasible, including elements such as energy efficiency, solar access, and construction techniques.
- LU-5.4 Establish landscaping standards and development practices that encourage and support water conservation, reuse, and quality.
- LU-5.5 Utilize sustainable building techniques for all new city facilities or facility upgrades to support resources conservation, water conservation, and efficient energy use.
- LU-5.6 Ensure that new development maintains and improves water quality in accordance with all adopted clean water regulations.
- LU-5.7 Use “best management practices” (BMP) to control soil-erosion sediments.
- LU-5.8 Encourage waste reduction recycling, reuse, and composting programs.
- LU-5.9 Support opportunities for alternative and renewable energy utilization.

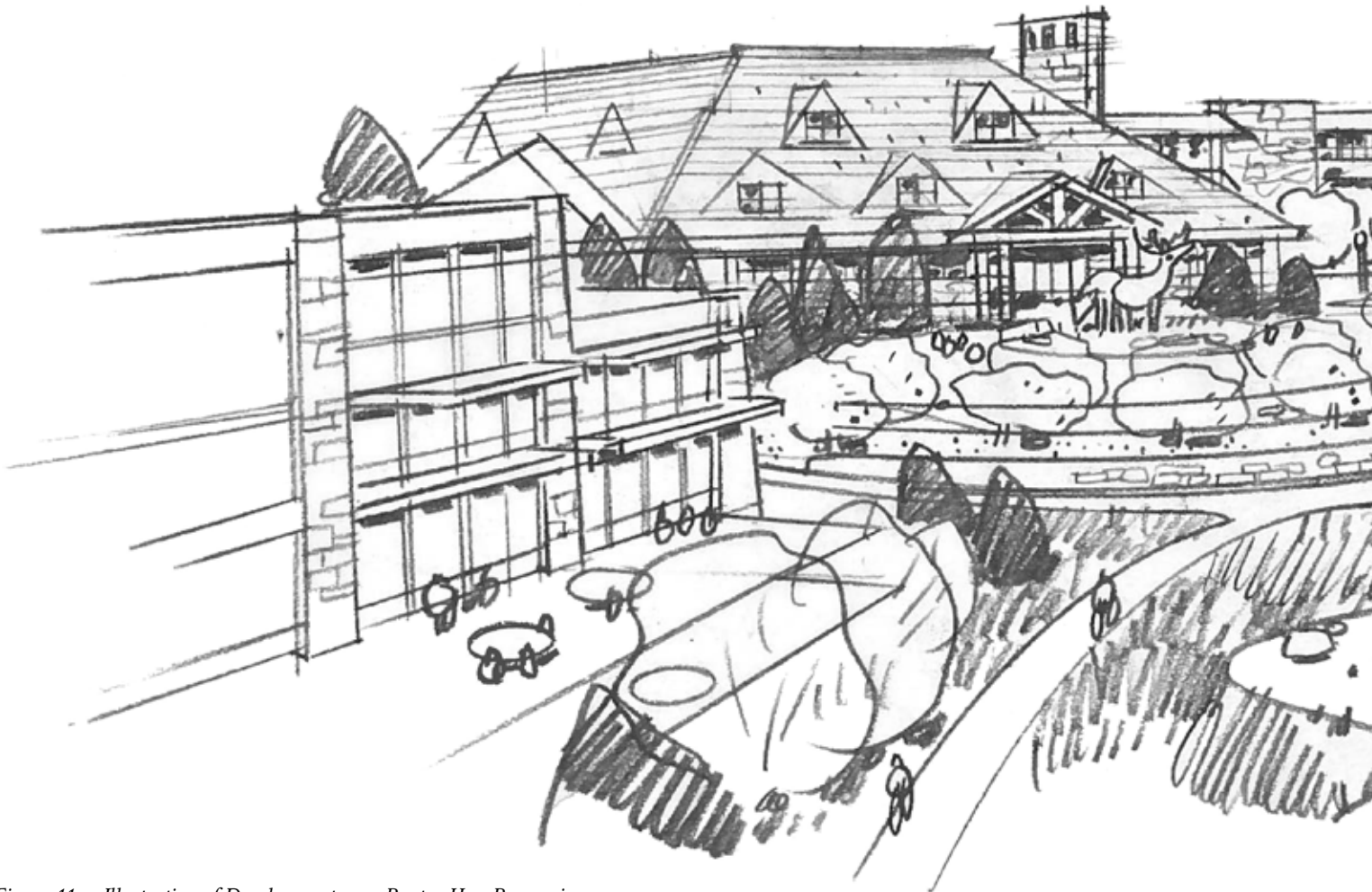


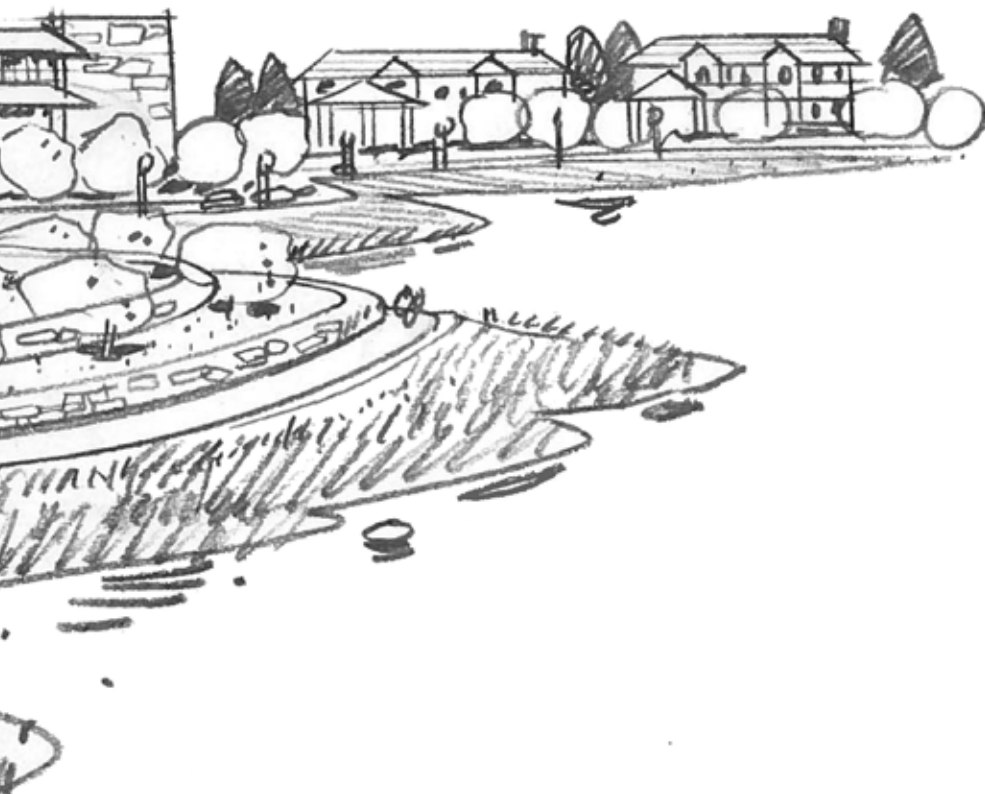
Figure 11. Illustration of Development near Rueter-Hess Reservoir

## Goal LU-6: Ensure consistent high-quality architecture and urban design that is visually attractive and contributes positively to the desired community character.

- LU-6.1 Design appropriate scale and massing of buildings related to neighborhood context with regards to side wall articulation, changes in planes, set backs, step backs, and roof lines.
- LU-6.2 Utilize building and site materials and colors that reflect a natural character in both private and public sector development. See the *Mixed-Use Design Guidelines*.

## Goal LU-7: Recognize and respect natural geologic conditions and hazard risks.

- LU-7.1 Ensure development is appropriate when weighed against hazard risks and natural constraints.
- LU-7.2 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-7.3 Identify and mitigate wildfire hazards in areas determined appropriate for development.
- LU-7.4 Coordinate with local fire and emergency service providers, as well as county and state level wildlife departments on pertinent wildlife management issues.



## Goal LU-8: Ensure the provision of necessary services and infrastructure concurrently with development in an efficient and cost-effective manner.

- LU-8.1 Review projected development to mitigate negative impacts on existing services and infrastructure.
- LU-8.2 Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.
- LU-8.3 Encourage urban development in areas with existing and planned capacity in services and infrastructure.
- LU-8.4 Ensure new development pays its fair share.
- LU-8.5 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-9: Provide effective, efficient, and high-quality emergency services to City residents.

- LU-9.1 Coordinated law enforcement resources and emergency services to correspond with new developments and anticipated population growth.
- LU-9.2 Locate and design emergency service stations to be efficient and compatible with surrounding area.

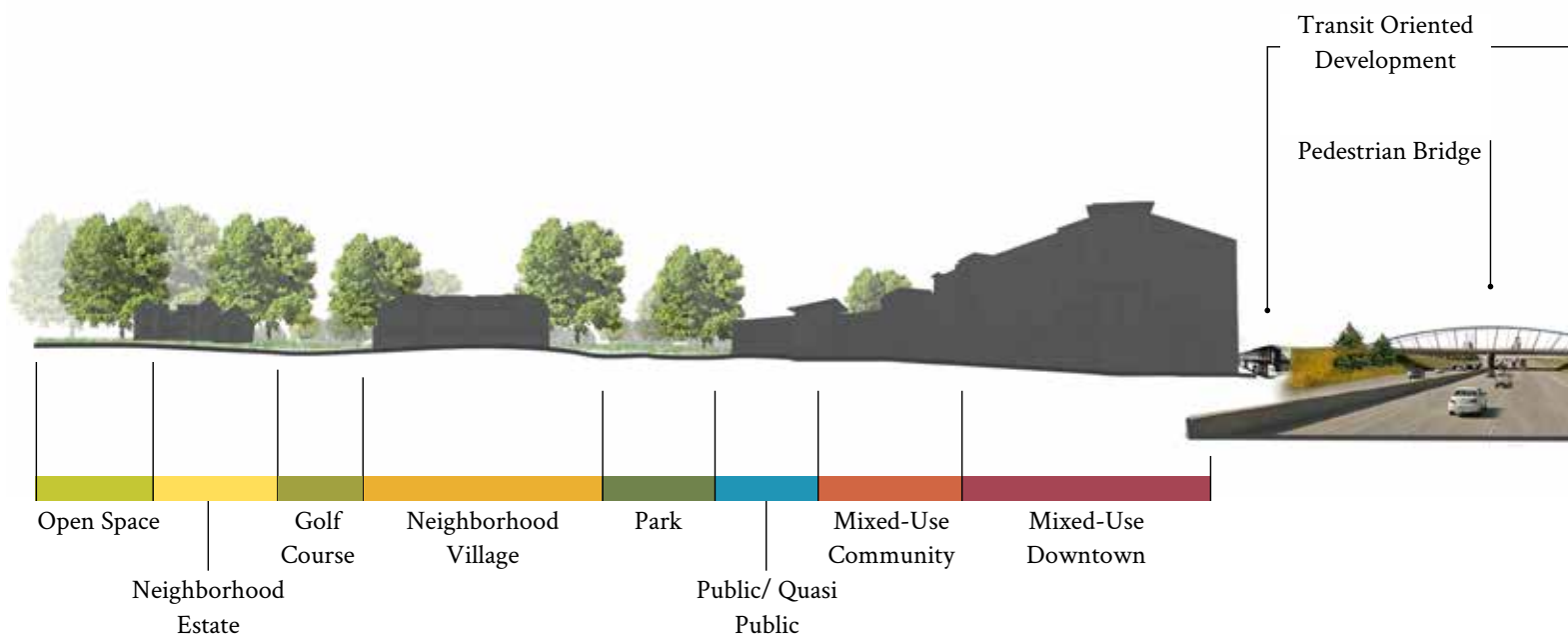


Figure 12. Massing Transect. Intended only to show land use concepts. Diagram not to scale.



# FUTURE LAND USE PLAN

The Future 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 Future Land Use Category, described in Tables 1 through 4 includes 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 FUTURE LAND USE AND ZONING?

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

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

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



## Mixed-Use Categories

Table 1

Future Land Use Category	Defining Characteristics	Land Use Mix	Average Net Residential Density
<i>Mixed-Use Marketplace</i>	<ul style="list-style-type: none"> <li>• Intended to develop as a concentrated and dense mix of uses</li> <li>• Scaled to create a functional, walkable, pedestrian-friendly urban environment with public gathering spaces</li> <li>• Includes a vertical and horizontal mix of uses that integrates high density residential units with retail, office, and restaurant uses</li> <li>• Sited adjacent to major regional roadways and to incorporate potential future transit</li> <li>• Promotes cohesive urban design with consistent development standards</li> </ul>	<ul style="list-style-type: none"> <li>• Retail and Services</li> <li>• Hotels</li> <li>• Offices</li> <li>• Civic and Community Facilities</li> <li>• Entertainment, Cultural, and Arts Facilities</li> <li>• Plazas and Parks</li> <li>• Multifamily Housing (including apartments and condominiums, and excluding single-family housing)</li> <li>• Transit Facilities</li> <li>• Senior Housing</li> </ul>	30 Dwelling Units/Acre
<i>Mixed-Use Downtown</i>	<ul style="list-style-type: none"> <li>• Central business district serving the local and regional area</li> <li>• Includes a diverse mix of land use, including restaurants, community facilities, and multifamily residential</li> <li>• Incorporates space for local community event and daily socialization</li> <li>• Designed as a walkable and pedestrian-scaled activity center with small block sizes, highly connected street network, and wide sidewalks</li> <li>• Encourages redevelopment and infill</li> </ul>	<ul style="list-style-type: none"> <li>• Retail and Services</li> <li>• Entertainment, Cultural, and Arts Facilities</li> <li>• Hotels</li> <li>• Medium-Rise Offices</li> <li>• Educational Facilities</li> <li>• Civic and Community Facilities</li> <li>• Plazas and Parks</li> <li>• Multifamily Housing</li> <li>• Senior Housing</li> </ul>	15 Dwelling Units/Acre

Future Land Use Category	Defining Characteristics	Land Use Mix	Average Net Residential Density
<i>Mixed-Use Community</i>	<ul style="list-style-type: none"> <li>• Serves local and regional commercial, service, and employment needs</li> <li>• Sited at intersections of major arterials and Interstate 25, typically anchored by a grocery store, employment, or civic uses</li> <li>• Encourages integrated vertical and horizontal mixed use with multifamily residential</li> </ul>	<ul style="list-style-type: none"> <li>• Medium-Format Retail and Services (including grocery stores)</li> <li>• Low and Medium-Rise Office</li> <li>• Hotels</li> <li>• Entertainment, Cultural, and Arts Facilities</li> <li>• Plazas and Parks</li> <li>• Multifamily Housing</li> <li>• Senior Housing</li> </ul>	Range of 10-15 Dwelling Units/Acre (see Objective H-1.4 for intention of range)



## Neighborhood Categories

Table 2

Future Land Use Category	Defining Characteristics	Land Use Mix	Average Net Residential Density
<i>Neighborhood Village</i>	<ul style="list-style-type: none"> <li>Primarily residential in character, consisting of a variety of housing types</li> <li>Represents the largest residential component (geographically) of the City's Future Land Use Plan and the majority of newly developing neighborhoods</li> <li>Compatible with character of established neighborhoods</li> <li>Clusters development to maximize open space and the natural environment</li> </ul>	<ul style="list-style-type: none"> <li>Single-family Detached Homes (including patio and cottage-style)</li> <li>Single-family Attached Homes (including townhomes and duplexes)</li> <li>Multifamily Housing (including condominiums and low-rise apartments)</li> <li>Parks</li> <li>Schools</li> <li>Civic and Community Facilities</li> <li>Neighborhood-Serving Retail and Services</li> </ul>	4-10 Dwelling Units/Acre
<i>Neighborhood Estate</i>	<ul style="list-style-type: none"> <li>Low-density residential neighborhoods, primarily composed of detached single-family housing</li> </ul>	<ul style="list-style-type: none"> <li>Single-Family Detached Homes</li> <li>Multi-Use Trails</li> </ul>	1 Dwelling Unit/Acre
<i>Neighborhood Conservation</i>	<ul style="list-style-type: none"> <li>Lowest residential densities and large lot areas with agriculture or equestrian uses</li> <li>Located near or adjacent to significant natural features or established open spaces</li> <li>Consisting of a variety of housing types, with detached single-family homes as the primary type</li> </ul>	<ul style="list-style-type: none"> <li>Single-Family Detached Homes</li> <li>Small-Scale Agriculture</li> <li>Open Space</li> <li>Multi-Use Trails</li> </ul>	1 Dwelling Unit/20 Acres

## Recreation Categories

Table 3

Future Land Use Category	Defining Characteristics	Land Use Mix	Average Net Residential Density
<i>Park</i>	<ul style="list-style-type: none"> <li>• Intended to provide both passive and active recreational and community environments</li> <li>• Integrated into neighborhoods and connected to the city-wide trail system</li> <li>• Provides space for private and community events</li> </ul>	<ul style="list-style-type: none"> <li>• Parks</li> <li>• Multi-Use Trails</li> <li>• Civic, Cultural, and Arts Facilities</li> <li>• Playgrounds</li> <li>• Small-Scale Commercial, and Food Service</li> </ul>	N/A
<i>Golf Course</i>	<ul style="list-style-type: none"> <li>• Public or private golf courses and associated facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Golf Courses</li> <li>• Driving Ranges</li> <li>• Clubhouse and Related Facilities</li> </ul>	N/A
<i>Open Space</i>	<ul style="list-style-type: none"> <li>• Maintains the natural character with minimal disturbance of the land</li> <li>• Provides opportunities for passive recreation activities</li> <li>• Protects viewsheds and important community buffers</li> </ul>	<ul style="list-style-type: none"> <li>• Natural Areas</li> <li>• Open Lands</li> <li>• Conservation Easements</li> <li>• Environmentally Sensitive Lands</li> <li>• Multi-Use Trails</li> </ul>	N/A

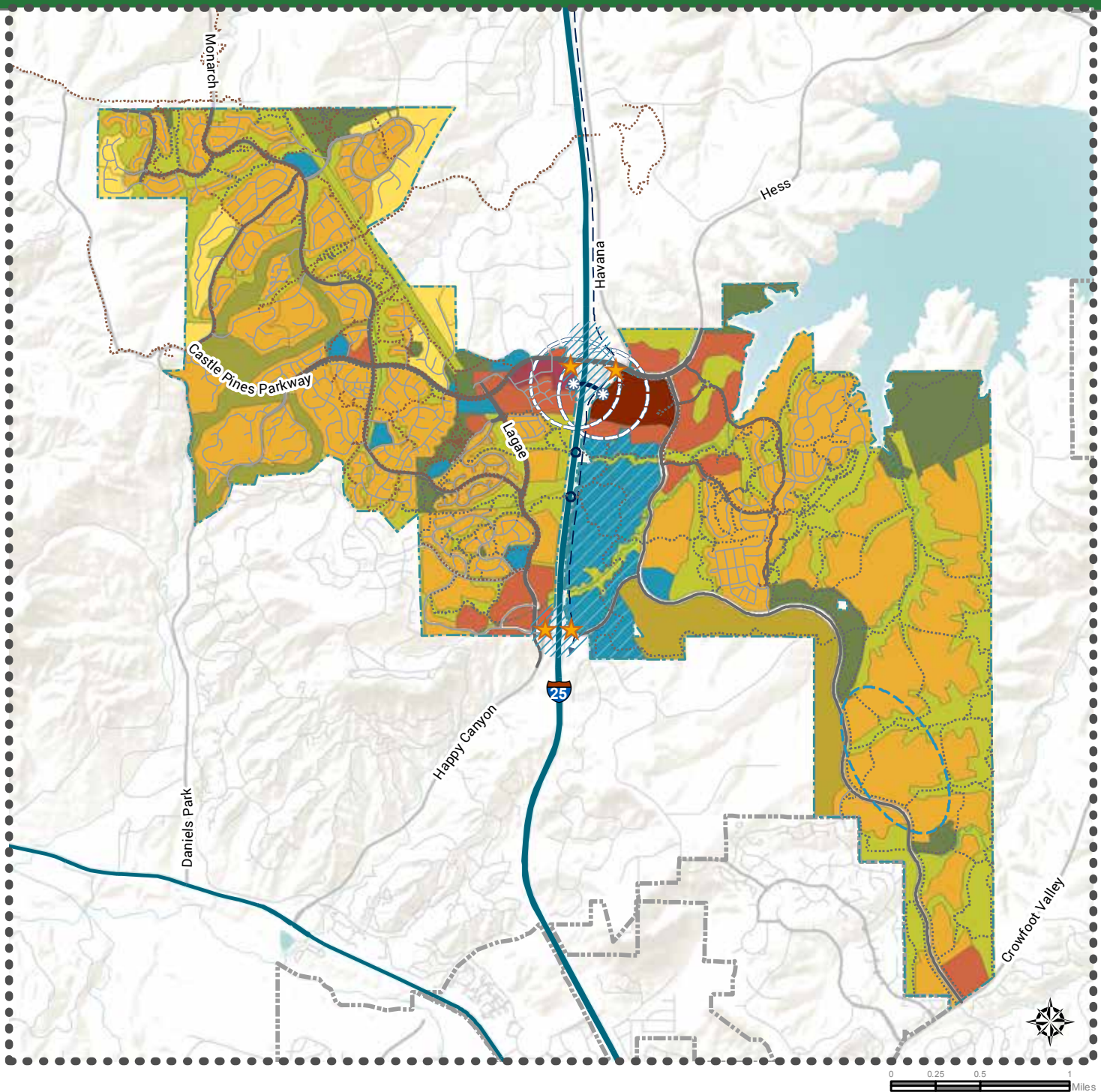
## Civic Categories

Table 4

Future Land Use Category	Defining Characteristics	Land Use Mix	Average Net Residential Density
<i>Public/Quasi Public</i>	<ul style="list-style-type: none"> <li>Provides civic and community facilities that are open to the public, or provide services to the community</li> <li>Integrates smaller community-serving or educational facilities into neighborhoods</li> <li>Integrates centrally located, larger community-serving or educational facilities</li> <li>These areas are also appropriate for cultural or institutional facilities, such as museums or libraries.</li> <li>Offers community-serving agricultural areas such as community gardens and Community Supported Agriculture (CSA)</li> </ul>	<ul style="list-style-type: none"> <li>Civic and Community Facilities</li> <li>Government Offices</li> <li>Schools</li> <li>Recreation Facilities</li> <li>Utility Infrastructure</li> <li>Libraries</li> <li>Fire Stations</li> <li>Small-Scale Agricultural or Community Garden</li> <li>Multi-Use Trails</li> </ul>	N/A
<i>Community Benefit Overlay</i>	<ul style="list-style-type: none"> <li>Requires development to demonstrate a quantifiable public benefit</li> <li>Public benefit could include public access to amenities, significant jobs or tax revenue for the City, increased opportunities for education or recreation, or fulfill an identified community need</li> <li>Employment uses should be a catalyst for the local economy</li> </ul>	<ul style="list-style-type: none"> <li>Public/Quasi Public Future Land Uses</li> <li>Recreational, Entertainment, and Leisure Uses</li> <li>Corporate, Institutional, Educational, or Research and Technology Industries</li> </ul>	N/A



# FUTURE LAND USE PLAN



## Legend

Castle Pines	Pedestrian Bridge or Underpass	Mixed-Use Marketplace	Neighborhood Village	Park	Public/Quasi Public
Other Municipalities	Transit Station/ Park-n-Ride	Mixed-Use Downtown	Neighborhood Estate	Golf Course	Community Benefit Overlay
Railroad	Transit-Oriented Development	Mixed-Use Community	Neighborhood Conservation	Open Space	Future School Site
Interstate	Transit Line				
Major Road	Gateway Features				
Local Road	Existing Trails				
Streams	Planned Trails				
Rueter-Hess Reservoir					





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# IMPLEMENTATION

# 3





# 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 5 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 5 encompasses a series of implementation projects, which fall under four 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.

### Program or Partnership

Many of the Goals and Objectives in this Plan may be implemented through continuation, modification, expansion or addition of programs and services offered by the city or through coordination with community partners. Some may require additional staffing or resources, but others might be accomplished through existing programs or service offerings.

Table 5

Strategies and Projects	Regulatory Reform	Capital Project	Plan or Study	Program or Partnership
1.0 Invest in Downtown Revitalization				
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 Investigate the creation of a dedicated funding source for economic development efforts in the Business District, such as a special district or urban renewal authority.			✓	
1.3 Implement a competitive mill levy and/or lower tax burden on existing commercial property.	✓			
1.4 Streamline development review and approval processes for projects that meet the economic development goals of this Plan.	✓			

Strategies and Projects	Regulatory Reform	Capital Project	Plan or Study	Program or Partnership
1.5 Hire an Economic Development Specialist to guide recommended initiatives and actions.				✓
1.6 Support ongoing “Shop Local” campaign and regularly profile business to support existing businesses				✓
1.7 Pursue public/private partnerships to redevelop targeted redevelopment and infill sites.				✓
1.8 Work to acquire street rights-of-way within the Business District to be able to implement desired improvements and streetscape amenities.		✓		
1.9 Establish a grant matching program to encourage improvements to existing properties.				✓
<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 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 Identify funding initiatives and cost sharing opportunities.			✓	
3.2 Investigate opportunities for Public-Private Partnership (PPP).				✓
3.3 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.	✓			
4.2 Implement the <i>Gateway and Wayfinding Plan</i> .		✓		
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.	✓			
<i>5.0 Strengthen Open Space and Park Development</i>				
5.1a Implement and construct public amenities associated with Rueter-Hess Reservoir access.		✓		
5.1b Coordinate with Parker Water District and The Canyons to develop access to the Rueter-Hess Reservoir.				✓

Strategies and Projects	Regulatory Reform	Capital Project	Plan or Study	Program or Partnership
5.2a Amenitize trails with benches, trees, and lighting to encourage an enjoyable walking experience.		✓		
5.2b Monitor opportunities and funding sources for implementation of park and trail amenities.				✓
5.3 Investigate opportunities to acquire new parks and open space.		✓		
5.4 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.	✓			
5.5 Identify acquisition and funding strategies to complete new and gap trail opportunities identified in <i>PaRC Plan</i> and <i>Trails Master Plan</i> .		✓		
5.6 Initiate development of the new Preserve open space area in The Canyons to preserve biodiversity, provide recreational opportunities, and capitalize on scenic views of the Rueter-Hess Reservoir and mountains.		✓		
5.7 Update the Subdivision Ordinance to include the <i>PaRC Plan's</i> recommendations for park and open space dedication, universal access, trail design, and level of service.	✓			
<b>6.0 Improve Streetscape and Circulation</b>				
6.1 Continue to implement the <i>Master Transportation Plan</i> and <i>Multi-Modal Enhancement Plan for Castle Pines Parkway and Monarch Boulevard</i> .		✓		
6.2 Coordinate with Colorado Department of Transportation (CDOT) on a feasibility study for interchange reconfigurations to incorporate bicycle and pedestrian facilities, and longer turn lanes.				✓
6.3 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.				✓
6.4 Establish a circulator or shuttle bus to connect with Ridgeway Parkway RTD station.		✓		
6.5a Develop a circulation study to look at traffic congestion issues and path connections around existing and future school sites.			✓	
6.5b Investigate DRCOG and CDOT grant funding for Safe Routes to School improvements.				✓
6.6 Prioritize road maintenance and repair along Monarch Blvd. and Castle Pines Parkway.		✓		
<b>7.0 Pre-Position Future Transit Opportunities</b>				
7.1 Coordinate with the Regional Transit District (RTD) on feasibility of joining the district to acquire access to public transportation and connect regionally.				✓



Strategies and Projects	Regulatory Reform	Capital Project	Plan or Study	Program or Partnership
7.2a Initiate a station area plan to create parking and transit facilities on either side of I-25, just south of Castle Pines Parkway.			✓	
7.2b Coordinate with CDOT to build a pedestrian and bicycle overpass or underpass to safely connect commercial areas and future transit facilities across I-25.		✓		
7.3 Monitor and get more involved with possible connections to the Front Range Passenger Rail.				✓
<i>8.0 Incorporate Food Production and Urban Agriculture</i>				
8.1 Initiate a feasibility study to assess appropriate locations, cost, and partnerships for local community gardens.			✓	
8.2 Implement budgetary funding for design, construction and maintenance of community gardens.		✓		
<i>9.0 Transition to a Sustainable Community</i>				
9.1 Implement water-wise landscaping standards and practices for all parks and public-landscaped areas.		✓		
9.2 Transition city streetlights to LEDs.		✓		
9.3 Work with businesses and waste collectors to increase recycling rates.				✓
9.4 Implement a dark sky policy to require all outdoor lights to be shielded and face down.	✓			
9.5 Update landscaping standards to identify minimum requirements for native species and firewise landscaping.	✓			
9.6 Explore a zero-waste approach for city facilities, city events, and city purchasing policies.				✓
9.7 Create programs, incentives, and code amendments to encourage above-code energy efficiency.				✓
<i>10.0 Support Healthy Aging</i>				
10.1 Establish a Seniors Advisory Board composed of individuals who can advocate for the aging community members and can advise city leaders and staff in matters pertaining to and affecting the older adult community.				✓
10.2 Conduct a housing study to investigate the affordability and housing needs of older adults.			✓	
10.3 Update building standards and/or incentives to include provisions for visitability and universal design.	✓			
10.4 Revise the Zoning Code to allow development of accessory dwelling units (ADUs), cohousing communities, and personal care boarding homes.	✓			
10.5 Collaborate with local and regional service providers to connect seniors to existing resources, such as transportation services, volunteer and employment opportunities, and technology and safety training.				✓

# ADAPTIVE MANAGEMENT

## 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.

Quadrant 1 includes project packages with 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 include “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 require additional funding sources.

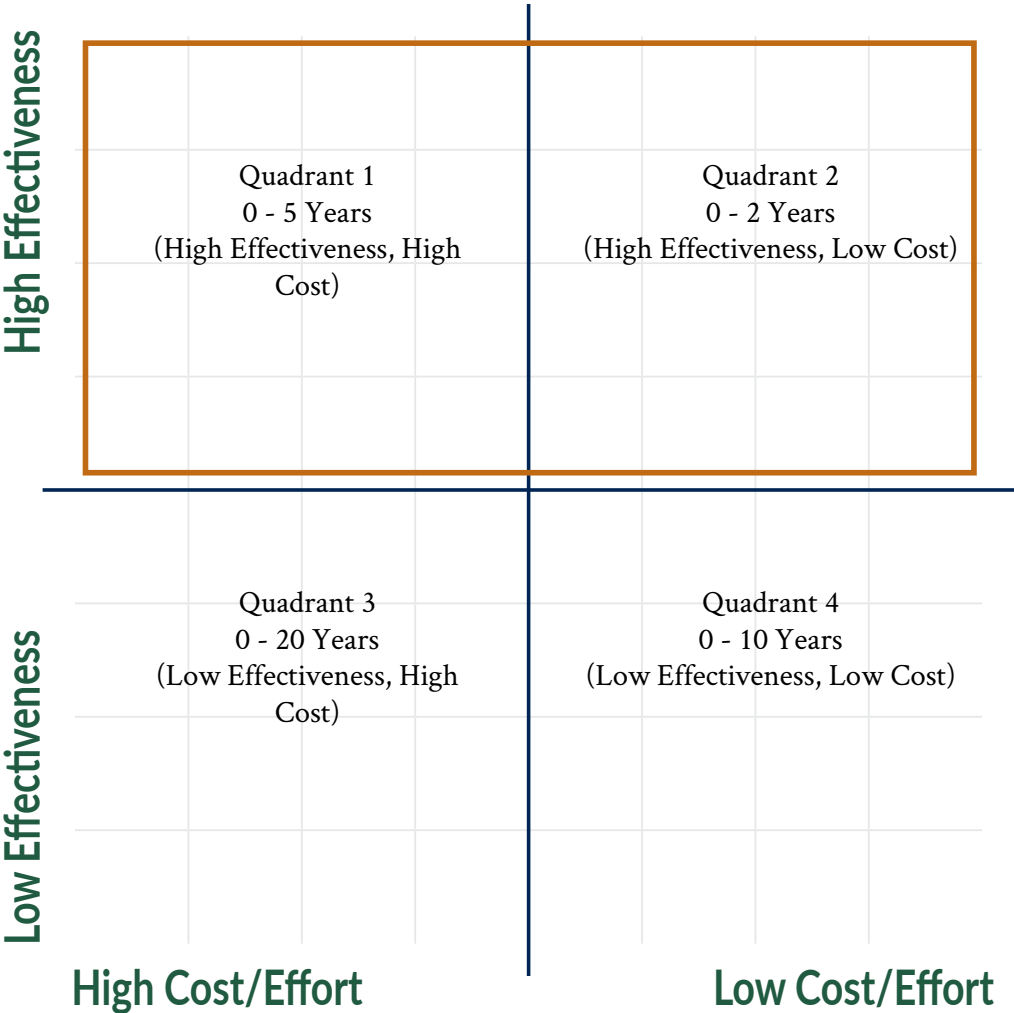


Figure 13. Quadrant Diagram

## High Effectiveness

Regulatory  
Reform

# Capital Project

## Plan or Study

Program or Partnership

*\*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 Commission's role is to actively promote consistency of development with the Plan's vision, goals, and objectives; each recommendation and decision should be assessed to see how it advances the vision, goals, and objectives in the Plan.**
- **City Staff is responsible for pursuing the implementation strategies and projects identified in the Annual Work Plan, and developing new strategies and projects in furtherance of the Plan's vision, goals, and objectives. City staff also reviews development proposals and provides decision-makers with information as to whether such proposals align with the vision, goals, and objectives of the Plan.**

## COMPREHENSIVE PLAN AMENDMENTS

Updates and amendments to the Comprehensive Plan shall be processed as set forth in the Municipal Code. There are three types of amendments to the Comprehensive Plan:

1. **Major Plan Update:** Major Plan Updates will be prepared by Community Development Staff for Planning Commission approval and City Council ratification at least once every five years, or as directed by City Council. A Major Plan Update is a chance for the City to re-evaluate and confirm the Plan's vision, goals, and objectives with the public.
2. **Plan Amendments:** Plan Amendments are amendments to the Plan that are approved by Planning Commission and ratified by City Council between Major Plan Updates. The purpose of a Plan Amendment is to ensure, among other things, that current community issues are addressed and that the Plan continues to provide clear and realistic direction for future growth.

Community Development Staff may initiate a Plan Amendment on its own or under the direction of the Planning Commission or City Council. Plan Amendments include any amendments to the Plan that do not constitute an Administrative Amendment as described below. For example, Plan Amendments include revisions to one or more sections of the Plan in response to changing circumstances, adoption by City Council of other plan or policy documents, or by directive from City Council or Planning Commission. Plan Amendments include changes to the land use designations or descriptions contained in the Land Use Plan and changes to Maps.

A member of the public may not initiate a Plan Amendment; however, it is acknowledged that the approval of certain land use applications may require a corresponding amendment to the Land Use Plan and/or Maps. Such amendments will be initiated by Community Development Staff and processed as a Plan Amendment.

3. **Administrative Amendments:** Minor changes or revisions to the Plan's text, figures, or maps to correct text or map errors.

# 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.

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# APPENDICES





# APPENDIX A: GLOSSARY OF TERMS

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## **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, objectives 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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# APPENDIX B: PUBLIC ENGAGEMENT

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## Comprehensive Plan Update Public Involvement Summary

Updated: May 4, 2021

In order to ensure maximum public participation, the public engagement process to develop the Castle Pines Comprehensive Plan utilized a multi-pronged approach designed to include and engage as many stakeholders as possible. In 2016, the Castle Pines community helped to focus the Plan on key issues and topics that are important to them through active engagement. The Update process asked residents what has changed in the past 5 years and targeted key elements to refine, add, to remove in order to ensure that the Comprehensive Plan remained relevant and reflective of community values.

### Notification and Web-Based Engagement

The City's 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. Residents and community members were notified of project information and ways to participate through several communication channels:

- E-mail updates to the City's contact list
- Notifications on City website
- Social Media updates (Facebook, Twitter, and NextDoor)
- Posters and flyers
- Yard Signs
- Advertisements in the Castle Pines Connection
- News and Notes Online Newsletter

## Stakeholder Interview Summary

### Introduction

The consultant team conducted one-on-one stakeholder interviews to gather valuable feedback from community stakeholders regarding the perception of what has changed since 2016, and what new issues should be addressed in the Comprehensive Plan Update. The purpose of the stakeholder interviews was to not only start a dialog with local and regional partners, but to:

- Stimulate community-wide interest in the Plan Update;
- Solicit candid feedback from those who know the community best; and
- Identify initial themes, opportunities, local values, and future goals for the City.

The stakeholders interviewed during this update included representatives from the following groups:

- Residents
- Business owners and employees
- City Council Members
- Planning Commissioners
- Landowners
- Developers

This report outlines the questions asked and summarizes the feedback gathered during the interviews.

### Methodology

A total of 15 individuals were interviewed by phone in September 2020. The conversations lasted, on average, 30 minutes each. The summarized findings presented in the following pages of this report are organized according to the following questions:

1. What is your relationship with Castle Pines?
2. How long have you lived/worked here?
3. How has Castle Pines changed in the past 5 years?
  - a. Has the City met your expectations or hopes in the last 5 years? What needs our focus?
  - b. How would you expect or hope the City to change in the next 5 years? Next 10?
4. Are your community values still represented in this vision statement? "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."
  - a. What's missing? Or what needs more focus/more work?
5. What are the City's top challenges to achieving that vision?
6. Are there geographic areas in the city that need our focus/more investment?
7. How can we best support existing businesses? What industries should we try to attract?
8. Are there barriers or limitations to services and/or future development?
9. What expansions or improvements to recreational facilities should the City make?
10. Are there housing options that meet your needs?

### How Will This Information Be Used?

The findings from the stakeholder interviews provided context and nuances on local issues. The candid conversations with the stakeholders provide context and insights to issues otherwise not formally documented. The feedback collected helped inform what specific topics should be considered for the update.

## Summarized Feedback

### 1. Has the City and Comprehensive Plan met your expectations or hopes in the last 5 years?

<i>Yes</i>	<i>No</i>
<ul style="list-style-type: none"> <li>• both the implementation and policy that the Comp Plan established have been helpful. Staff has used it to make sound decisions</li> <li>• Comprehensive Plan worked really well, and the Canyons have used it a lot as a guiding document.</li> <li>• So glad we have it in place; so, there's no question of interpretation for new developers. Consistency across the board.</li> <li>• Use it all the time</li> <li>• The Comp Plan is a great resource</li> <li>• Design guidelines was a big push and the Comp Plan helped guide that</li> </ul>	<ul style="list-style-type: none"> <li>• Hasn't met expectations in terms of commercial development; still need to redevelop Business District</li> <li>• Didn't expect City to do a lot</li> </ul>

### 2. What has changed in the past 5 years?

- City hasn't really changed
- New homes being built and movement on the east side of I-25
- Not enough has changed/improved
- City was in a tough place 5 years ago, so as funds start coming available, would expect to see more brick and mortar development.
- Change has been good –communication and transparency has gotten much better
- Metro District turned over management of parks to City

### 3. How would you expect or hope the City to change in the next 5-10 years?

- Want more plan implementation with on-the-ground results
- City should continue organizing community events
- See movement toward redeveloping the Business District to create a definitive city center
- Need to focus on sustainability and over develop
- Need dark sky policies where all new builds have lights that are fully shielded.
- City continue to work toward being a central authority, assuming some control from the Metro District and Master HOA
- Continue to focus on what Castle Pines is all about; small town, don't lose our established identity with trails and open space buffers between neighborhoods.
- Focus on local retail areas and businesses
- Bridge old and new commercial areas with same look/branding and a better pedestrian connection.
- New Preserve area in the Canyons will connect to Rueter-Hess trails
- Road improvements are the biggest issue right now
- Work to have more affordable commercial leasing costs
- Work on improving walkability with a more vibrant downtown core



- Hope that the new growth on east isn't detrimental to west side area
- Measured and sustainable growth that comes with infrastructure and services
- Use the planning documents to implement on the ground. Need short and long-term projects.
- Don't need new city hall since city offices don't need to be highly visible/accessible to the general public

#### **4. Are your community values still represented in the 2016 Comprehensive Plan Vision statement?**

##### **Yes**

- It's a clear vision
- Sense of community and vibrant gathering places is essential to what we want to accomplish
- Direction is helpful
- Don't spend a lot of time updating this
- These are still our values
- Changing the vision mid-stream would be detrimental
- Make sure that trails and ease of mobility doesn't change
- We really want to be a community

##### **No**

- Parks are enough of a "gathering place"
- We should use what we have in place before spending more money

#### **Current 2016 Comprehensive Plan 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."

#### **5. What's missing to the Vision? Or what needs more focus/more work?**

- Add the update City Council vision: "Castle Pines is an inclusive and unified Colorado community that embraces our unique neighborhood character, creates outdoor and active lifestyle living amenities, and supports conscientious development where we live, work, play, and shop."
- Want a walkable community, but right now there's no reason to walk anywhere
- Even with trails, we aren't really a bike community – but we could be
- We pride ourselves on the beauty of the community, which isn't really reflected in the vision
- Water will continue to be a huge issue
- Conserve native plants/vegetation and maintain the wildlife corridors
- Focus on redevelopment
- Need a pedestrian connection across the highway, connected to trail system
- Lacking economic/businesses angle

#### **6. What are the City's top challenges to achieving that Vision?**

- Don't lose sight of the long-term vision for short-sighted opportunities
- Still need wayfinding and gateway features to establish community identity
- New Marketplace/Canyonside on east side might overshadow the existing Business District. Need to somehow keep the west side feeling fresh and new too.
- Redevelopment of Business District isn't financially viable for developers and too expensive for City to buy the land
- New commercial development will be driven by the new population/homes being built
- Implementation chapter can get lost in the document; needs to be more front and center

- Castle Pines Village residents still use the Castle Pines' amenities, schools and library
- People are desperate to gather, and it should be in a City Center; lacking robust gathering places right now
- We lack a historic sense of place, but that can be created with the right kind of planning
- Commercial property taxes have really escalated in the last few years, driving businesses out of business
- Pandemic has unknown impacts; need to be able to adapt quickly
- Communication to the public needs to be improved
- Need to establish funding mechanisms, cost sharing plan for everything in the plan.

## **7. Are there geographic areas in the city that need our focus/more investment?**

- Business District on west side of I-25
  - Better circulation
  - More restaurants, retail, community destinations
  - Redevelopment is the only way to make this work
  - Needs a Main Street
  - Our gateway is just a gas station; doesn't represent our high-quality community
- Commercial area/Marketplace on east side of I-25
  - Show a detailed vision
  - Will take a while for the Canyons to feel the same as west side. Use the same gateway and wayfinding features on both sides to unify.
  - Develop with high standards so it's not just "Anywhere USA"
  - Visually connect this to the west side and improve pedestrian connections
- Farm area in the Canyons
  - Add/expand allowable uses such as employment, institutions, education, recreation etc.
- There are traffic issues at the school sites

## **8. How can we best support existing businesses? What industries should we try to attract?**

- We aren't seeing the growth for commercial
- Leases are really high; hard to attract new businesses
- Want to keep money in the city, but there aren't a lot of shopping options
- Consider tax cuts or incentives to offset high leases.
- Entice businesses that draw more people in: coffee shops, boutiques, wine bars
- Focus on service retail, since offices will never be the same after COVID
- Initiate a "Shop local" campaign
- A community center attracts residents to the area (could help bring foot traffic)
- Dress up the city for Christmas
- Build a new gateway monument sign
- Help with the business' Common Area Maintenance expenses
- Help connect resources to businesses
- Continue to partner with Chamber
- Profile local businesses on the city website/newsletter
- Property management is the biggest barrier; hard to keep things fresh
- Partnership with City Council and partnership with residents is vital

**9. Are there barriers or limitations to services and/or future development?**

- Happy Canyon interchange issues make it hard to develop down there
- Water is controversial and now we have to work with Parker. They continue to say they can serve the new growth, but it would be comforting to see the analysis behind that—need some more security before approving new development.
- May need to consider joining RTD in the future
- Fire service; when will they serve the east side?
- Limited available land to develop on west side
- Having a wired community with fiber is really important
- Need to improve cell service

**10. What expansions or improvements to recreational facilities should the City make?**

- People will drive, even if there is a bike path across I-25
- Stay more natural with lots of open space
- Would love to see more trails: wide, paved trails
- Need trail from CP Parkway to Yorkshire
- Connect trails to City Center
- Reuter-Hess already has 15 miles of planned trails –we need to be able to connect
- We don't need to compete with the great parks in Castle Rock
- More designated bike lanes
- Do we need equestrian trails?
- Need parks maintenance plan
- Recreation Center is exciting; hope that can come online in the next few years
- Fill trail gaps to the north
- Mature trees and shrubs support the identity of the city
- Ice skating rink would be cool
- Multi-sport complex, maybe as part of the Rec Center
- Pickleball is a big craze right now; wasn't addressed in the PaRC plan
- Want public pools (especially for neighborhood that don't have one)

**11. Are there housing options that meet your needs?**

- New development shouldn't swing the pendulum too far with the multifamily/smaller lots. Need a balance so the east side still looks like "Castle Pines."
- Cost of development is too high. Starter home is \$600k; we've priced out new families/new home buyers
- Even the multifamily is too expensive (starting at \$495k)
- Need some condos, apartments and more affordable housing options
- Diversity of type and price point are both important
- COVID is stressing the housing market, because people now need places with more space to work from home.
- People from the bigger cities are moving to Castle Pines --now that they can work anywhere
- Townhomes didn't go over as well as they thought they would
- May need a housing analysis
- Mixed income neighborhoods are needed



## Open Houses and Questionnaire #1 - Visioning

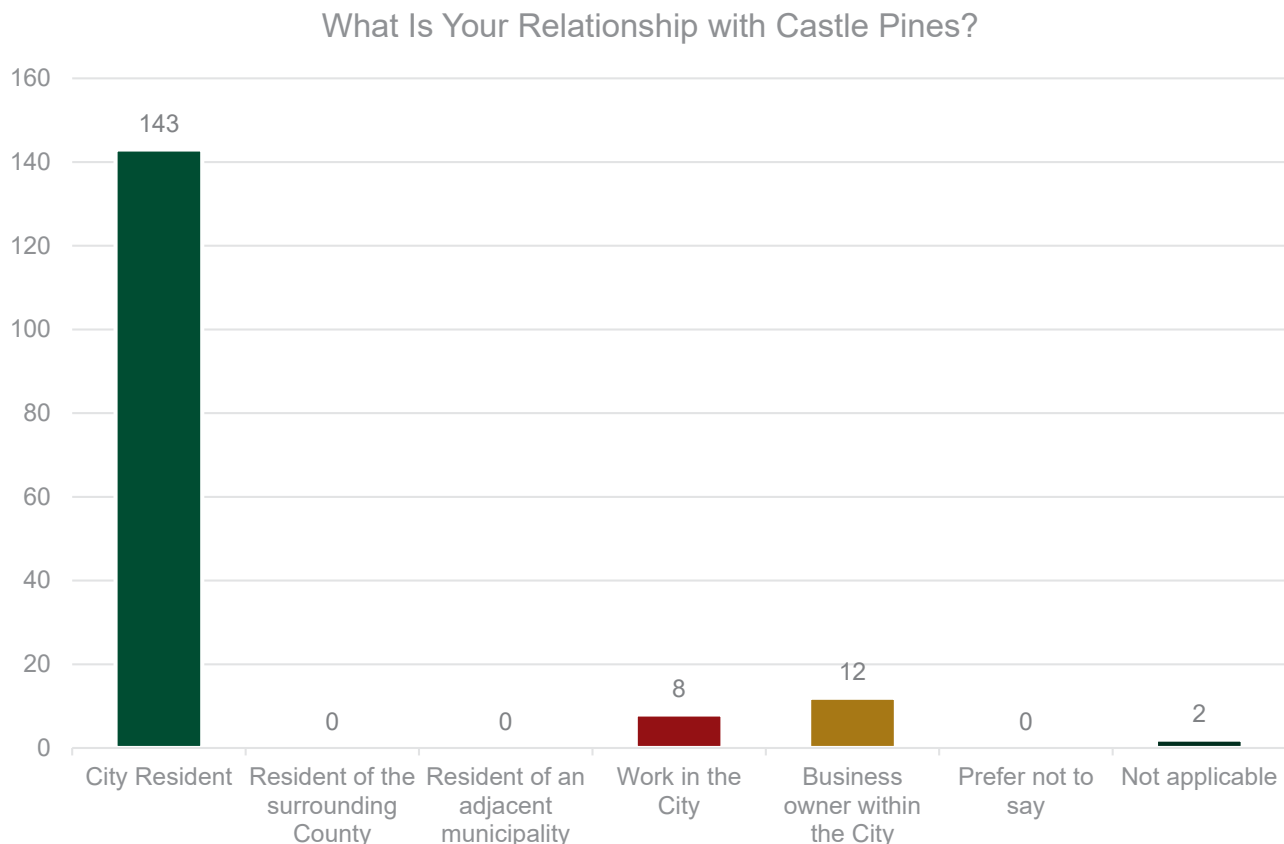
### Introduction

Two public open houses were held in August to solicit feedback from community members. Input was collected at these events through a short online questionnaire, which was then distributed after the meetings to continue to gather feedback from people that were unable to attend the events in person.

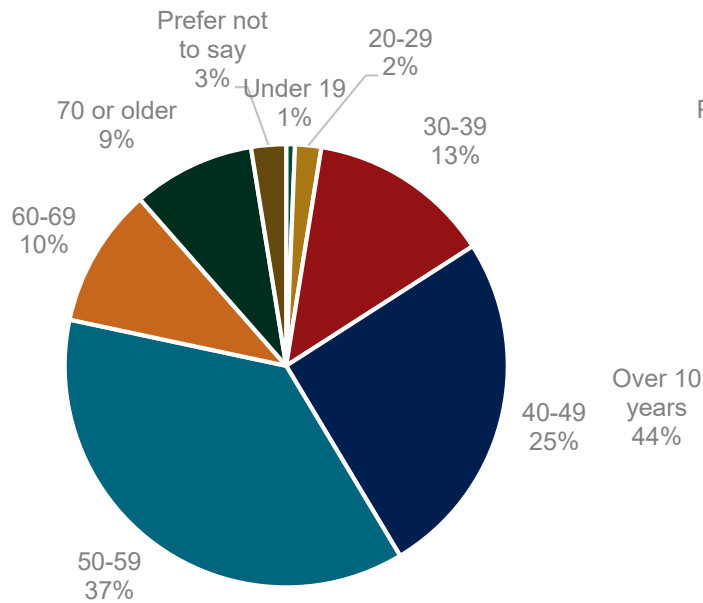
The questionnaire was open from the beginning of August through the beginning of November and collected a total of 230 responses, including the participation at the in-person events. The questions generally asked what the community thought of the existing Comprehensive Plan's Vision, what values and priorities have changed since 2016, and what the community hopes for in the future. Below is a summary of responses.

### Who Participated?

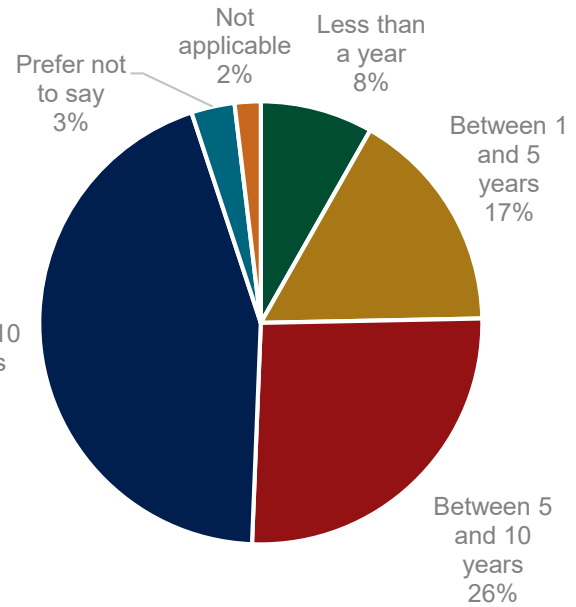
Most of the questionnaire participants are long-term residents of Castle Pines. Only a handful of participants indicated that they are both residents and own a business or work in Castle Pines. We heard from residents of all ages, but most of the participation came from people aged 40-60yrs old. There is a fairly even distribution of participation from all three Districts of Castle Pines; however, 24% of respondents indicated that they didn't know which District they lived in.



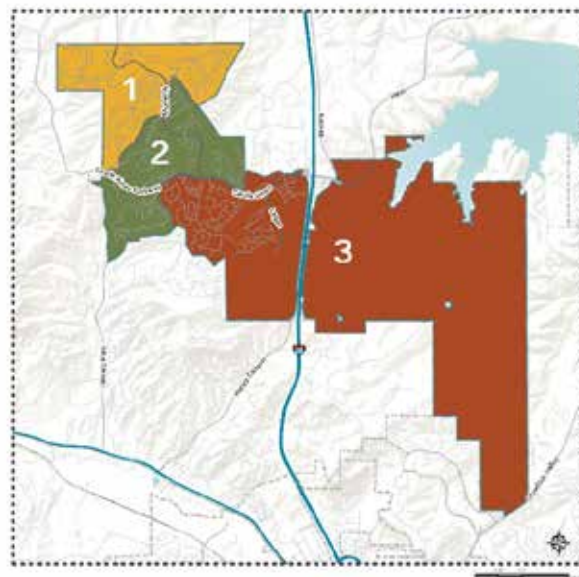
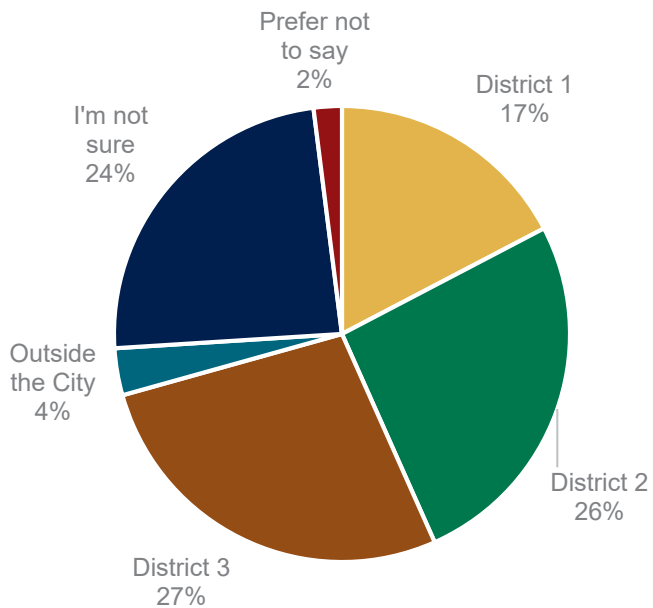
What is Your Age?



How Long Have You Lived or Worked in Castle Pines?



Where Do You Live?



## Results

### 1. What do you LOVE most about Castle Pines?

*Responses from 2016*



*Responses from 2020*



Responses indicated that the Castle Pines community still loves a lot of the same things as they did in 2016. Notably, common values were a sense of community, open space, trails, friendly neighbors, quiet and peaceful, and safety.



## 2. What are our biggest NEEDS in Castle Pines?

*Responses from 2016*



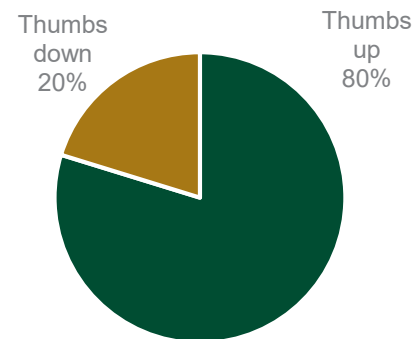
*Responses from 2020*



Mobility and transportation infrastructure are still front and center on people's minds, which may be in part due to the timing and ballot initiatives in this election season. While many participants indicated that they would like to see more restaurants and recreation, expanded grocery options seem to have moved to a lower priority.

**3. Are our community values and character still represented in the current Comprehensive Plan 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.”*



**4. Are there any elements/ words that you feel should be integrated in this statement?**



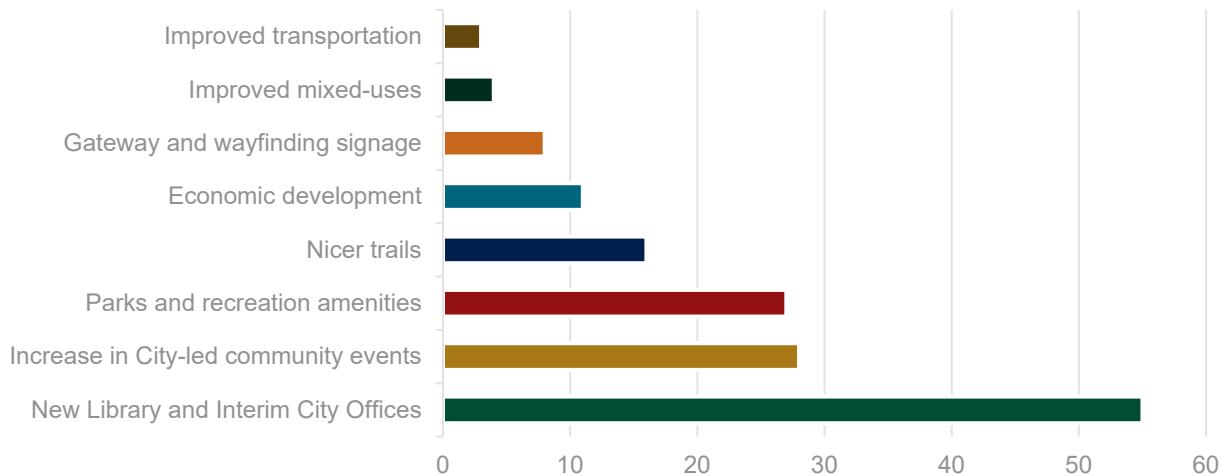
Many participants indicated that this Vision statement represented their values and didn't recommend any changes or additions. Additions to consider included the following:

- Business-friendly
- Protect nature/wildlife
- Safe community
- Affordable
- Attractive/welcoming
- Sustainable
- Diverse/inclusive
- Family-friendly
- Classy/upscale
- Healthy
- Peaceful/quiet
- Responsible growth
- Better infrastructure
- Transparent and responsive government

**5. Are there any elements/ words you feel should not be included?**

The results of this question were inconclusive; most participants either left it blank, indicated that no changes were necessary, or misunderstood the premise of the question or the intention of the future Vision. Several participants wrote that “vibrant gathering places” should be removed, adding that they do not support a new city hall and the existing parks work well enough to gather. Others indicated confusion over what “livable neighborhoods” means, and suggested to change “livable” to “welcoming” or “friendly.”

**6. What are the most positive changes you have observed in Castle Pines over the last five years?**



**7. What's the next great project or program you'd like to see?**

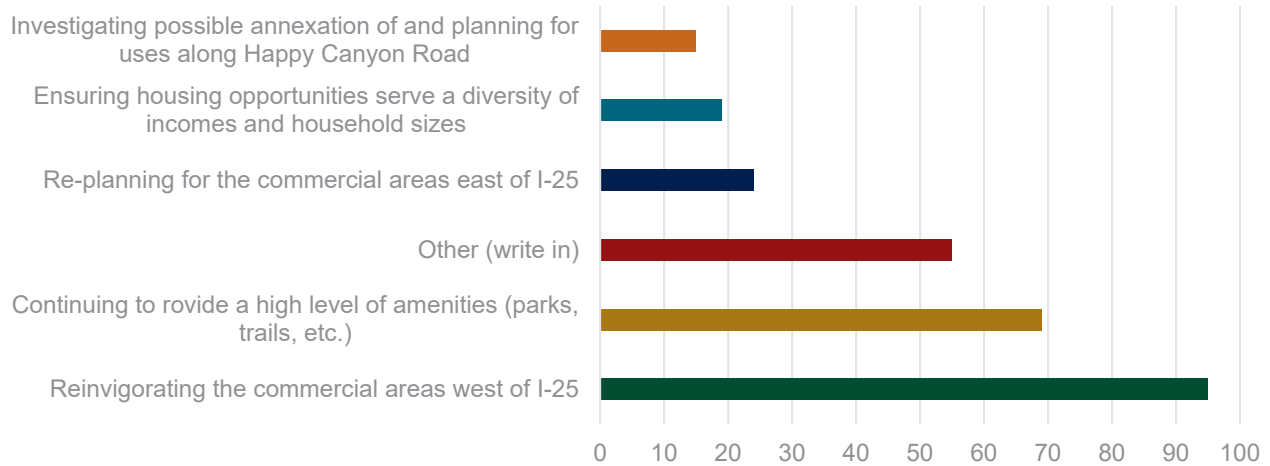
**Top Ideas**

- Road Construction and Maintenance
- Recreation Center
- Business Attraction/ Commercial Development
- Trails, Parks, and Playgrounds





## 8. What are the most critical issues to address in Castle Pines today?



### ***Summary of "Other" issues that were written in:***

- Road construction and maintenance
- Fire hazards and mitigation
- Pace of growth
- Inclusivity
- Affordability
- More up time frame for ice rink
- Aesthetics, design, and property maintenance
- Support existing businesses
- Convert vacant Safeway site for public uses
- Infrastructure investment to keep pace with growth
- Water rights
- Traffic calming measures
- Ensure low-density character of new neighborhoods
- Protecting wildlife
- Addressing racism and white supremacy in its citizens and communities
- Fiscal responsibility in all decisions
- Access to Regional Transportation District (RTD)

## Questionnaire #2 – Community Choices

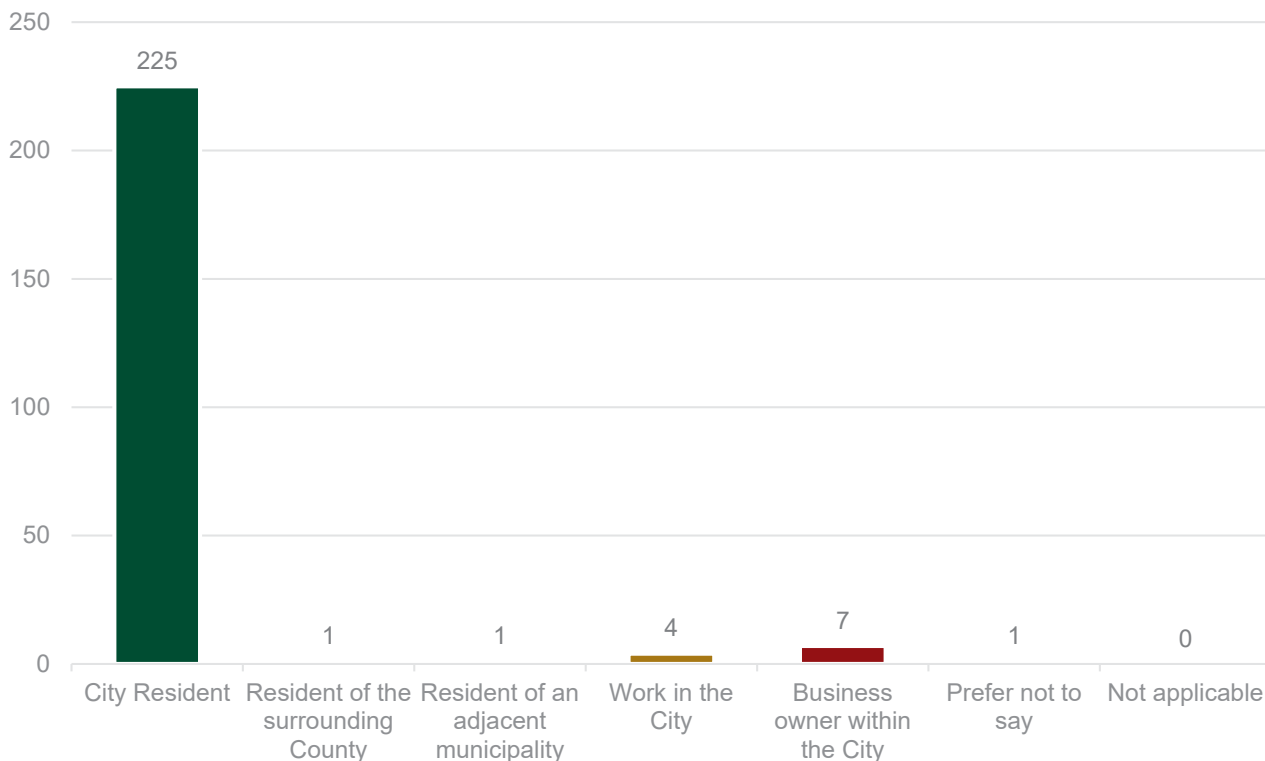
### Introduction

The second questionnaire was open from the beginning of November through January 22, 2021 and collected a total of 230 responses. The questionnaire asked participants to dig into some choices and define what the future priorities should be for the long term to achieve the desired future. Questions focused on implementation strategies from existing plans and ideas that were brought up in previous public outreach. Below is a summary of responses.

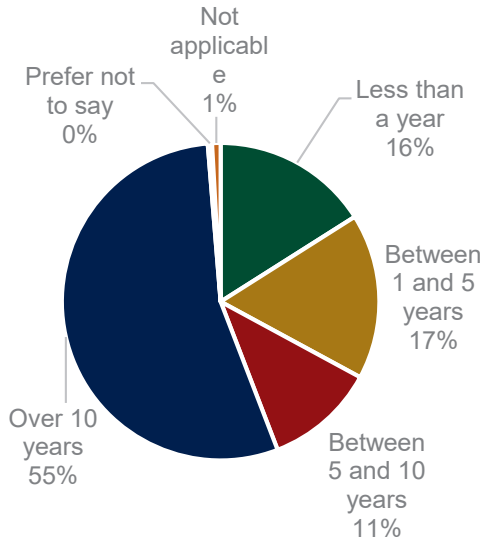
### Who Participated?

Most of the questionnaire participants are long-term residents of Castle Pines. Only a handful of participants indicated that they are both residents and own a business or work in Castle Pines. We heard from residents of all ages, but about half of participation came from people aged 40-60yrs old. There is a fairly even distribution of participation from all three Districts of Castle Pines; however there was slightly less participation from District 1.

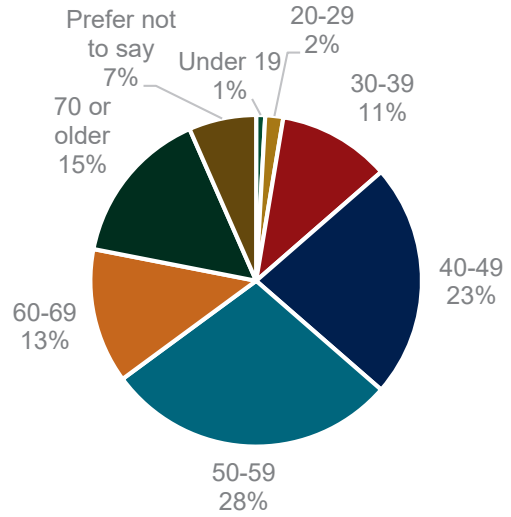
What Is Your Relationship with Castle Pines?



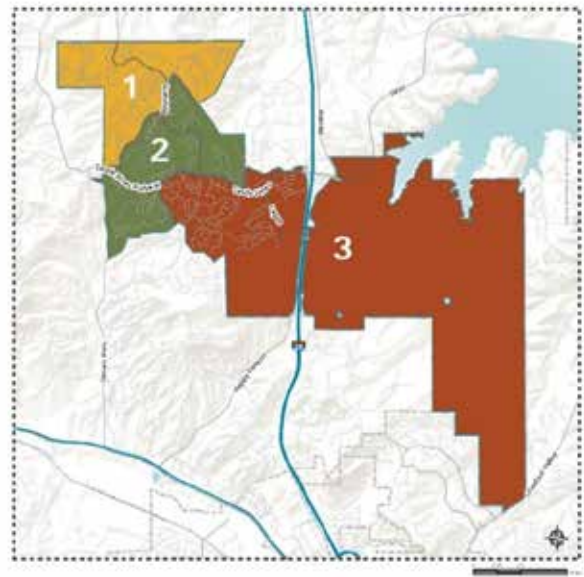
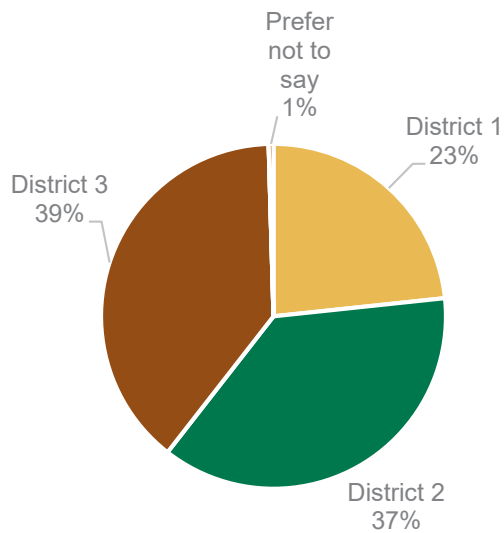
## How Long Have You Lived or Worked in Castle Pines?



## What is Your Age?



## Where Do You Live?





## Results

1. Rank the level of priority for each of the following strategies in the existing Comprehensive Plan that have not yet been implemented.



Strategy	Low Priority (1)	Medium Priority (5)	High Priority (10)	Average
1) Provide pedestrian-oriented landscape and streetscape improvements including benches, trash receptacles, banners, lighting, wider sidewalks, or striped crosswalks.	63	96	99	<b>6.13</b>
2) Develop streetscape standards along all major arterials.	84	117	57	<b>5.03</b>
3) Build a pedestrian and bicycle overpass/underpass across I-25 to safely connect the City.	116	90	53	<b>4.41</b>
4) Join the Regional Transportation District (RTD).	138	64	55	<b>4.05</b>
5) Initiate a feasibility study to examine type, location, community benefit, and cost of a new outdoor civic space.	123	100	36	<b>3.99</b>
6) Initiate a feasibility study to assess appropriate locations, cost, and partnerships for local community gardens.	177	61	19	<b>2.73</b>

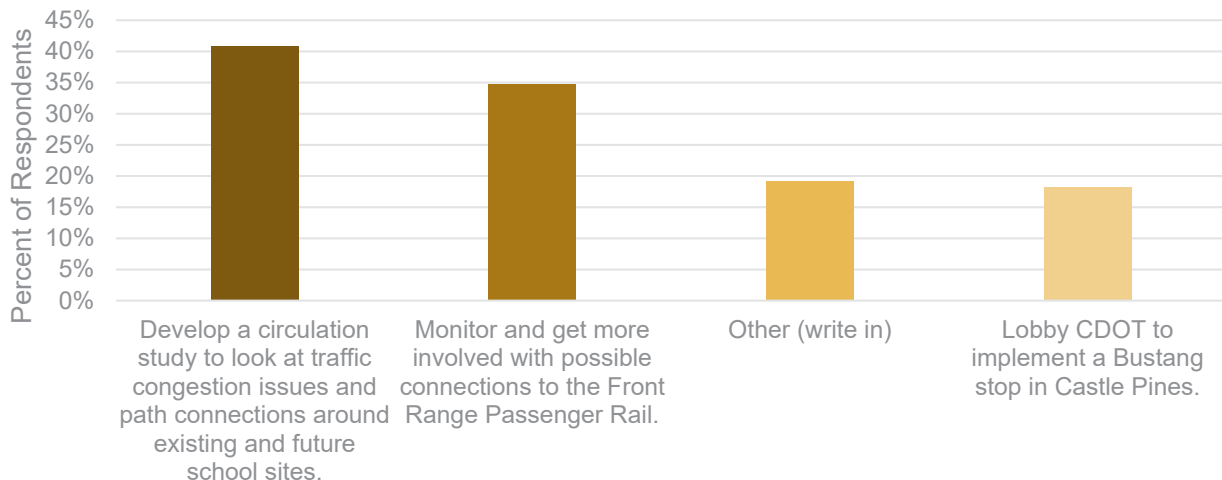
## Transportation

### 2. How aggressive should the City be in implementing the following strategies indicated in the Transportation Master Plan?



Strategy	Not aggressive (1)	Somewhat aggressive (5)	Very aggressive (10)	Average
1) Constructs sidewalks and paths to fill in gaps along Monarch Blvd	55	112	81	5.97
2) Add a pedestrian crossing on Castle Pines Pkwy at Timber Trail Elementary School	85	103	59	5.03
3) Formalize shoulders as bicycle lanes along Buffalo Trail Rd.	129	93	26	3.63
4) Improve pedestrian infrastructure and crossings on Buffalo Trail Rd.	137	84	27	3.50
5) Establish a circulator or shuttle bus to connect with RidgeGate Parkway RTD station.	151	68	32	3.37

### 3. Should the City prioritize any of the following new strategies? The following ideas were suggested through recent public engagement.



***Written in "Other" Responses:***

*\*Comments not relevant to this question are not included below*

- Study traffic solutions to ease congestion along Monarch to Rock Canyon and Rocky Heights
- Less connection to the city cuts down on transients
- Repave entire parkway. Our communities looks tired and not well maintained.
- Fix existing streets and get rid of bike lanes
- fix roads
- FIX OUR ROADS!
- Lower speed limits on Castle Pines Parkway & install speed cameras between major intersections throughout the city.
- repair our roads
- secure funding for main road improvements
- Develop a safer overpass at the Happy Canyon Rd. Overpass
- Condition of Monarch and castle pines parkway should be priority
- Design medians that don't get destroyed by snow plows car accidents, etc. Stacked rock looks pretty, but is not durable and takes forever to get repaired.
- Stoplights at intersections on Monarch Blvd. to allow for safe and timely turning across traffic lanes
- Repair existing roadways
- let's get priorities straight and fix the roads first - everyone seems to be avoiding that fundamental step.
- "Welcome to Castle Pines" at 1-25 entry to city
- get rid of concrete roads that are so noisy.
- We do not need to connect to the light rail. We have already seen crime increase in Surrey Ridge from the RTD stop at Ridgeway. We are not going to get people from Denver to come to CP to support our restaurants and shops on the light rail. You better think about increases in policing if you want the light rail. You may want to make the hockey people happy by pushing for light rail, but get real, the
- Stop lights at some intersections along Monarch Blvd.
- Bridge over to the Reuter Hess incline from the canyons
- Bring in more business. How is it we have only 1 fast food drive through in this entire town!!??
- Keep RTD out of Castle Pines
- Replace the roads on Castle Pines pkwy & Monarch!
- Repair of the main roads like Castle Pines Parkway and monarch
- Ensure planning for future rail connection to the RTD network.
- RTD light rail stop at Castle Pines Pkwy
- FIX MONARCH AND CASTLE PINES PKWY!!

### ***Parks and Recreation***

#### **4. How aggressive should the City be in implementing the following strategies indicated in the Parks and Recreation Comprehensive Plan and Trails Master Plan?**

**Not Aggressive**

**Somewhat Aggressive**

**Very Aggressive**



<b>Strategy</b>	<b>Not aggressive (1)</b>	<b>Somewhat aggressive (5)</b>	<b>Very aggressive (10)</b>	<b>Average</b>
1) Complete gaps in the trail system.	36	124	80	<b>6.33</b>
2) Expand park, recreation and open space opportunities east of I-25.	86	88	66	<b>5.13</b>
3) Improve Daniel's Gate Park with multiuse trail connections.	70	118	50	<b>5.12</b>
4) Update the Subdivision Ordinance to include the PaRC Plan's recommendations for park and open space dedication, universal access, trail design, and level of service.	79	109	48	<b>4.91</b>
5) Improve Coyote Ridge Park with a basketball court, trail connections, shade trees, and a mountain-biking skills course.	114	79	45	<b>4.20</b>
6) Complete feasibility study to assess appropriate locations, cost, and partnerships for local community gardens	172	56	10	<b>2.44</b>



### *Economic Development*

#### 5. How aggressive should the City be in implementing the following strategies indicated in the Economic Action Plan and Urban Land Institute report?

Not Aggressive

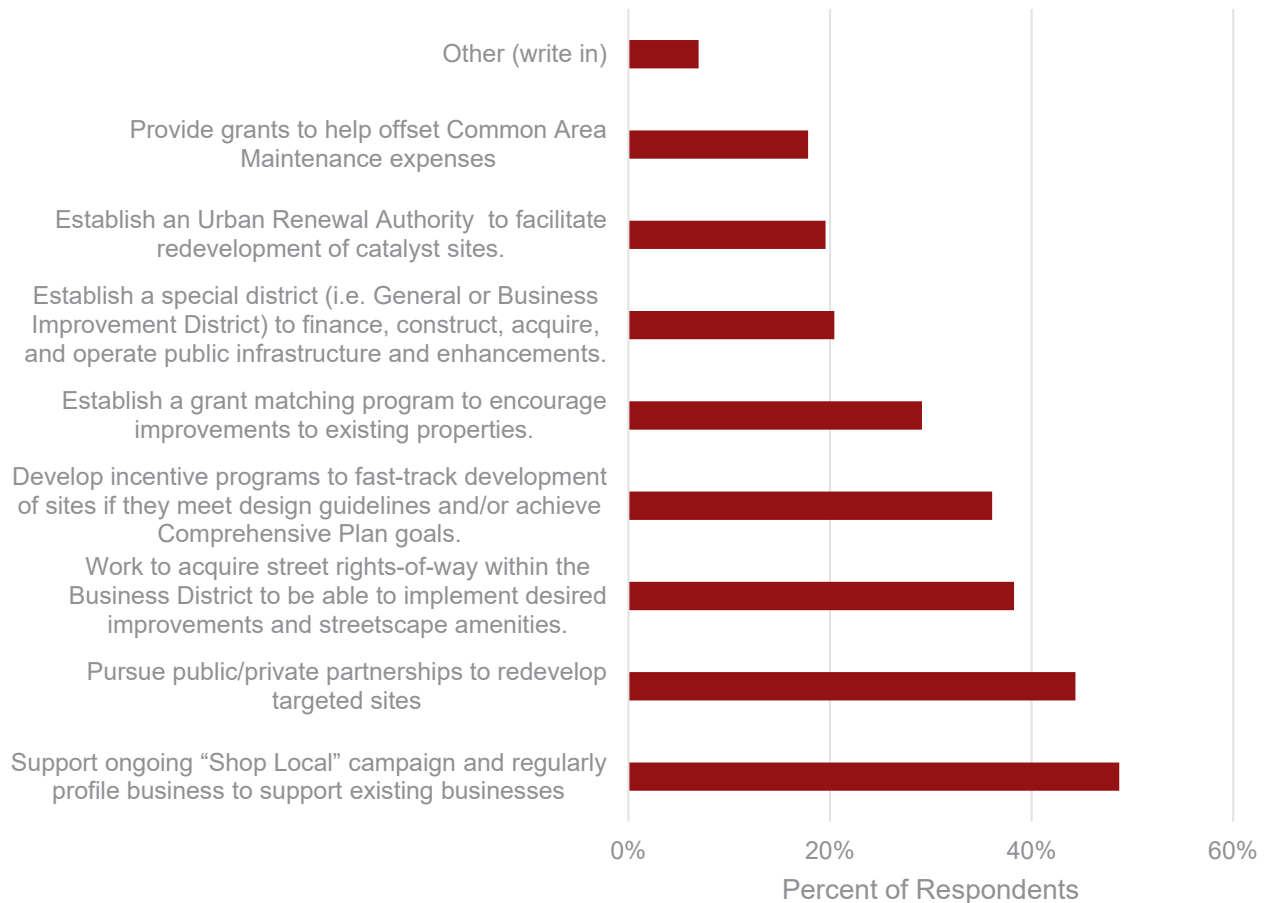
Somewhat Aggressive

Very Aggressive



Strategy	Not aggressive (1)	Somewhat aggressive (5)	Very aggressive (10)	Average
1) Streamline development review and approval processes.	64	113	51d	5.24
2) Create a dedicated funding source for economic development efforts.	77	110	41	4.79
3) Create a document stating community goals and aspirations for the business district that businesses sign on to as they join the district.	80	111	40	4.72
4) Strategic acquisition of infill parcels for desired development and redevelopment consistent with expressed objectives.	98	95	34	4.23
5) Hire an Economic Development Specialist to guide recommended initiatives and actions.	127	76	26	3.52

**6. While redevelopment and improvements to the Business District continue to be a hot topic in the community, progress has been stalled in large part because the City doesn't own or manage any properties or even the street rights-of-way. Without the necessary cooperation and engagement from all property owners, should the City prioritize any of the following new strategies?**



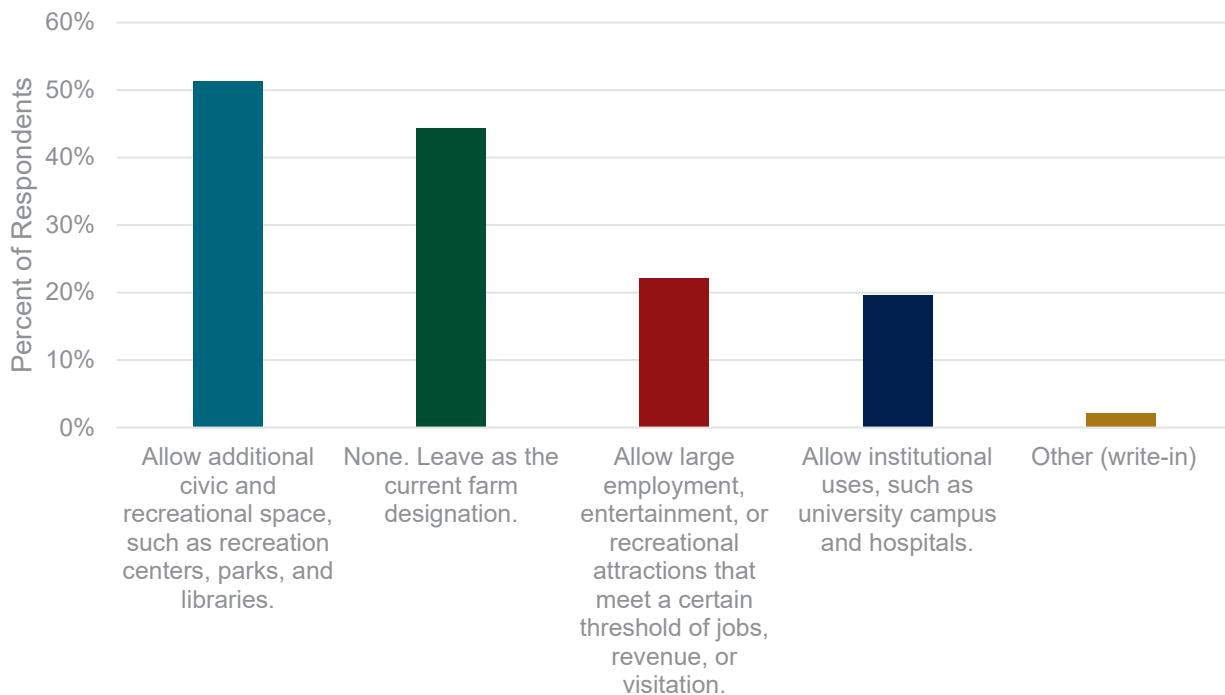
***Written in "Other" Responses:***

*\*Comments not relevant to this question are not included below*

- We really NEED business here. I have to leave town most of the time to get food etc why are you not attracting businesses?? That develops then people will make a better community
- Provide grants to small businesses
- Do no increase businesses
- Please focus on the roads before any of these other items.
- Enforce commercial properties to maintain their landscape (remove dead trees, irresponsible sprinkler settings flooding CPP, pick up trash, etc.)
- tax incentive programs to develop and land businesses here
- Tax incentives for catalyst small local businesses
- Flow of traffic near library and other surrounding retail is dismal. All needs to be reimaged with an expert's assistance.
- Special district note, I suggest a Public Transportation Improvement District.
- Assist businesses with controlling rent so we don't lose more businesses

## ***Land Use and Growth***

**7. Over 300 acres are designated for future farm land uses against the east side of I-25. Currently, that would allow for agriculture production, farm sales, trails, equestrian facilities, and some civic/community uses. This site may not have soil conducive to high production agriculture uses. In order to develop this area in a manner that support the community's vision and values, what level of flexibility in uses should be considered on the site?**



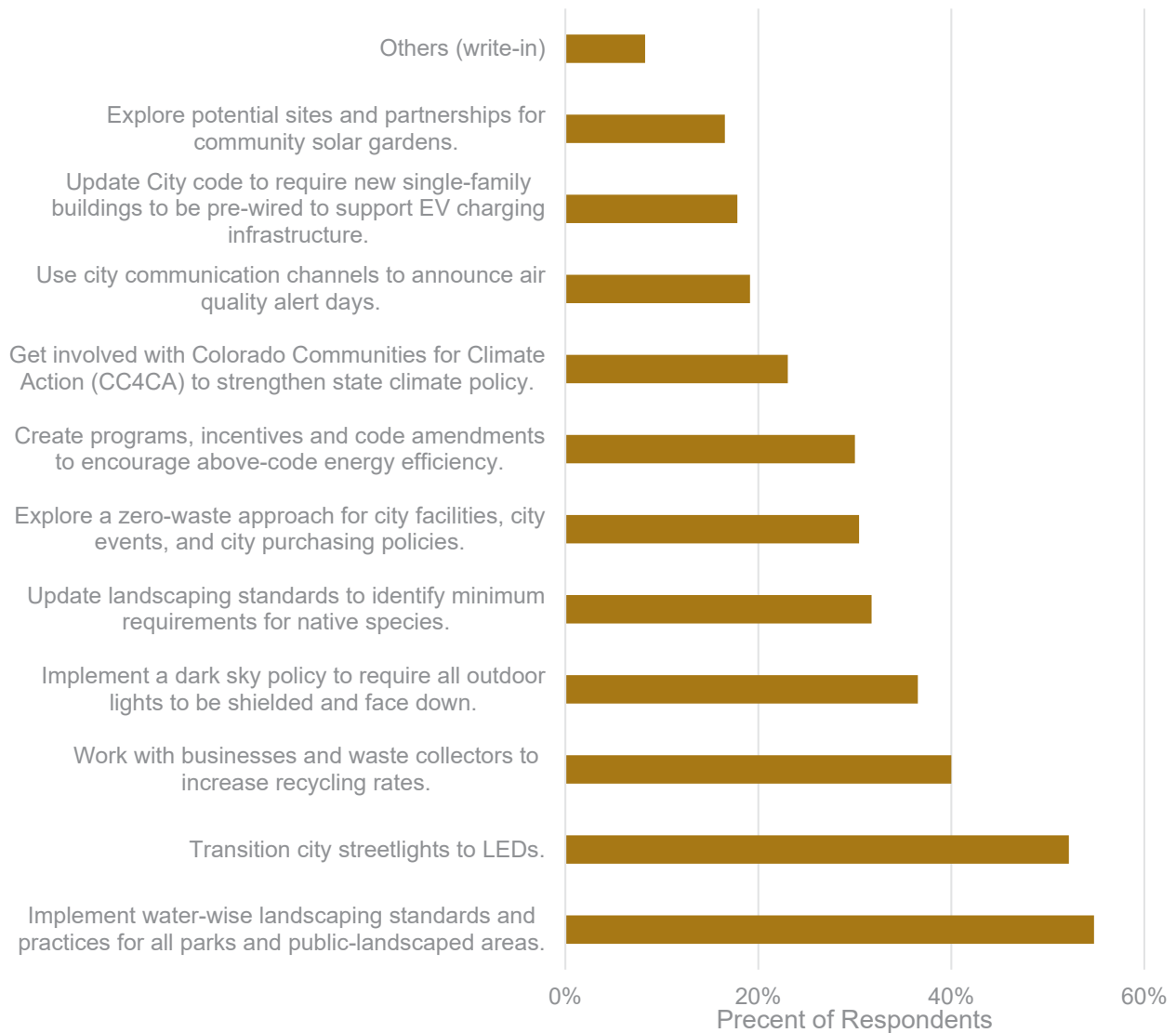
Note: This was a multiple answer question. There were 13 respondents that chose both the “None. Leave as the current farm designation” as well as another option. Of those, 11 indicated their second option as “Allow additional civic and recreation space.”

### ***Written in “Other” Responses:***

*\*Comments not relevant to this question are not included below*

- Please do not compromise the character of Castle Pines by developing all vacant land sites especially when there is prime commercial property in dire need of revitalization across I-25.
- Add 5 outdoor tennis courts on the east side of I-25. And create an ingress/ egress path from the Canyons to Reuters-Hess Reservoir

**8. Should the City consider taking any of the following steps to work toward a more sustainable community?**



***Written in "Other" Responses:***

*\*Comments not relevant to this question are not included below*

- Native species landscaping should be top priority. Much money is currently wasted here.
- Require all open space to be fire brush clearance and weed abated annually.
- Any new commercial building being built in castle pines should be green.
- These all seem to be California levels of regulatory overreach. Please stay away from mandating personal decisions of property owners!
- I'm not sure what is meant by a "solar garden"; and, Castle Pines probably could not generate enough solar power beyond being a local curiosity. However, if a solar array could be constructed high enough for the land below the solar panels to be put to a secondary or even tertiary use, e.g., a community garden and park system, then perhaps a solar study facility could be developed in cooperation with local colleges and businesses for the purpose of studying the development of a multi-use solar energy generation system.
- Strict enforcement of fire mitigation, illegal fireworks, and drone use.



- Create recycling programs. Enforce lawn watering allowances
- Update landscaping standards to include minimum standards for wildfire mitigation.
- Enforce fire mitigation within HOAs
- Investigate feasibility for City Composting Service Infrastructure
- Require developers to pay large impact fees for water usage and existing road repairs

## Public Draft Comments

The Public Draft of the Comprehensive Plan Update was online and available for review through Konveio.com for two weeks: April 19 – May 3, 2021. The following comments were submitted and recorded during that period, in response to the Public Draft.

### Public Comment

I looked over the Comp Plan update and it looks great. I wanted to let you know the Preserve area is shown incorrectly on the maps. It is actually the ENTIRE northeast corner of the property. Please update when you have a chance. Let me know any questions,  
Mary Hart

While planned, I oppose proceeding with the development of a new City Hall at this point in time. Diverting funds from other taxpayer supported initiatives and/or imposing new tax burdens is a poor decision. The capital necessary for an investment of that type should be a portion of the City's capital plan, should be supported with a clearly defined mechanism the fund the work, and should be only performed with prior taxpayer approval.

On the Castle Pines website:  
<https://www.castlepinesco.gov/city-services/city-departments/community-development/current-development-activity/castle-valley/>  
It states: "Located just south of the Village Square Commercial District, Castle Valley (formerly known as Lagae Ranch)"  
I request that all references of Lagae Ranch be changed to Castle Valley to prevent a loss of identity and reduce confusion. I also request that all other references be doublechecked to ensure that they are accurate as well.

I don't believe we have a specific "current mitigation and fire safety policy for the community." I would be glad to participate in a committee to develop same. Although I have tried, South Metro Fire Rescue is reluctant to embrace more fuel reduction in the WUI areas. The City Council had: "On June 23, 2020, Jill Welle, Senior Wildfire Mitigation Specialist with Douglas County, and Jim Wattenburger, Wildfire Education Consultant with Red Skies Services, joined the City Council during a Study Session to present the importance of fire mitigation." These presenters embraced a wider "defensive space" than SMFR. Jim Wattenburger, in my opinion, has a resume that is far more extensive than any other presenter to the City on fire mitigation. You as Council Members got an exposure to fire behavior when the WUI between I-25 & the Safeway caught fire. Even with a staffed firehouse less than a mile away, there was significant forward progression. Failure to reduce fuel is going to be a self made disaster which can be reduced in scope and size with your action. Again, I would be willing to participate in a committee to draft the City's plan for our unique topography and ownership demographics.

There are several spaces that have never been rented in the last 15 years. Shouldn't those be concentrated on before new ones are built?

I hope there is a plan somewhere that improves, repairs and/or replaces the roads.

Plan needs to address limiting the Excel power line growth through the City. Or state it is an ugly scare that residents will live with. Get bold and in twenty years plan should be to go sub-terrain.

Plan doesn't address handicap needs directly or remotely.

Plan for wild animals leaves a lot to be desired. With your current dense packing of housing south of King Soopers and on the East side of the freeway either you don't know how to plan for an integrated wild life friendly community or really don't give a d\*\*\* Scarlett. Get a knowledgeable consultant before you build another Los Angeles.

Where is the drought plan addressed? They will happen and what will the City do?

Personally hate EV's. Un-American. However they are the wave coming down the pike. Where is the Planning for public EV stations throughout the Community.

Plan doesn't address parking needs for the Business areas. Littleton Down town a great example of how not to do it. Provide detail criteria as well as details for each planned expansion area for parking.

More detail should be provided on walking trails an accessibility. That is a key plus for Castle Rock and in The Meadows.

Plan ignores working with Excel and other power companies to limit their impacts to the City. The power substation north of the City is already an eye sore and noise generator. Is the Government choosing to keep a blind eye to this? They should represent the Community in Excel's planning.

Plan never mentions working with Douglas County Government to get Parks and Open Space adjacent to the City. Are you even doing this? If not get engaged now.

How about a dog park addition on the East side?

Plan totally ignores school at elementary or High School level and allocation of space for these mandatory requirements at the community grows. Insert a section of Schools.

Look at Old Town San Diego or Littleton for a model for a Town Center. Why are you planning to look just like "Lone Tree", "Castle Rock", or "Highlands Ranch" Being unique far better than an also ran.

The City Government is glossing over the elephant in the room - water. It is not prudent to plan a City that exceeds the current and future water availability. Show the analysis of how many houses and business can be supported by the available water supply and it will show this plan too aggressive to be adequately supported.

The current fire department capacity is woefully inadequate to handle the load in the City currently. With this plan, a prudent government would address the current and future needs and the allocate property, access and fire department scale to the needs of the community. There are several off the shelf planning tools available to do this task.

Why do we want to look like Highlands Ranch in twenty years? Dense packing takes away the character of our community.

After spending some time reviewing the City of Castle Pines 20-year plan it became obvious to me the primary objective is to generate revenue with high density businesses and housing and heavy traffic congestion versus a family orientated, peaceful and quiet community with adequate schools to educate our children, parks with diverse recreational fields, open space, and churches of our choice for family orientated activities.

We are already seeing their plans in progress toward the South and East of our once quiet, safe haven community. So much will be lost when fully implemented.

I am not in support of light rail through CPN.

Have we encouraged a private company to build a fitness center, providing the marketing feedback from the neighbors and incentivizing them to give excellent discounts to residents?

If we want to keep House Values high CPN must do something about the look and feel as people drive through. Landscaping along Monarch from Castle Pines Parkway to Tapadero look awful. Very little has been done to maintain a good look. Dirt piles, holes, tipped over utility boxes, tire tracks in the mud, trash that never gets picked up, landscaping destroyed with new cable was installed all leads to a look and feel that is not desirable to existing and /or potential residents. I would ask that this become a priority of the City. It's at the point of embarrassment in my opinion.

# CASTLE PINES

## COMPREHENSIVE PLAN

9 July 2015

## *Stakeholder Summary*

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



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.

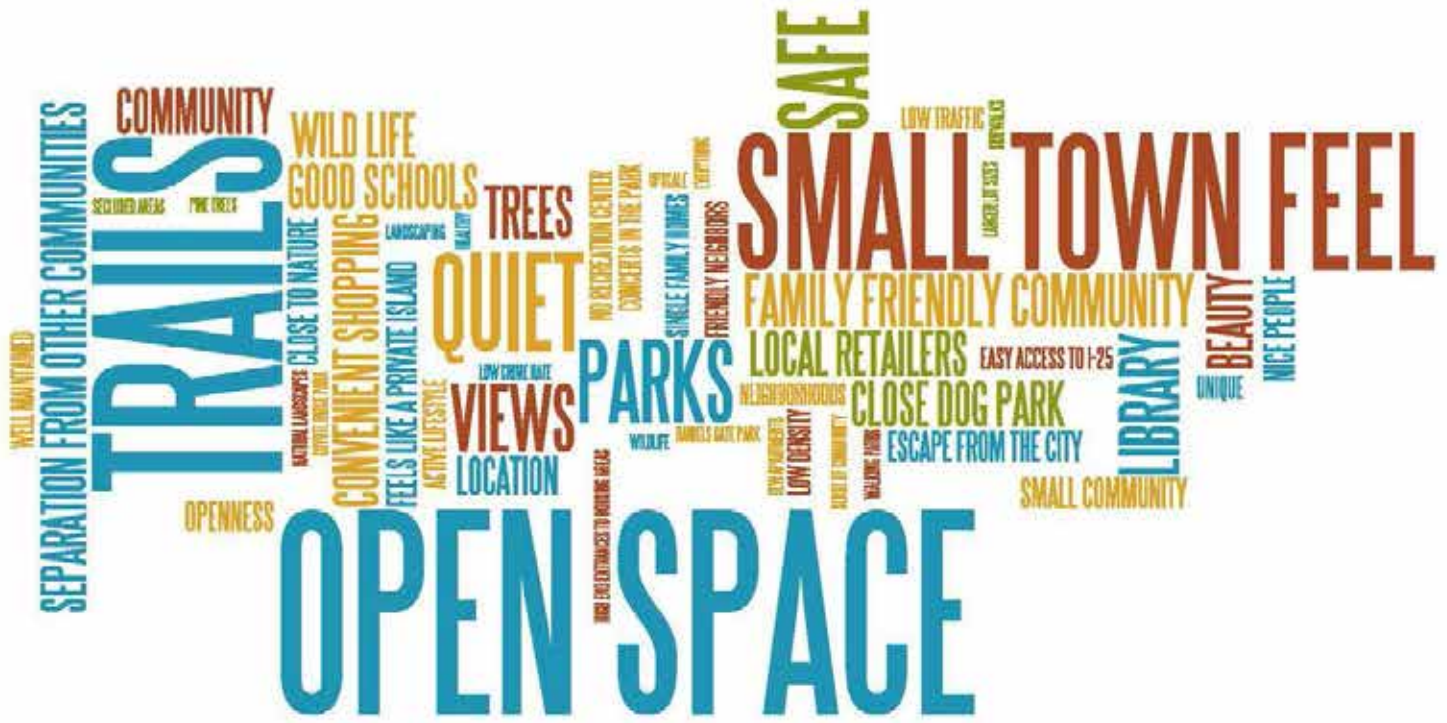
### LOVE AND IMPROVEMENTS

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.

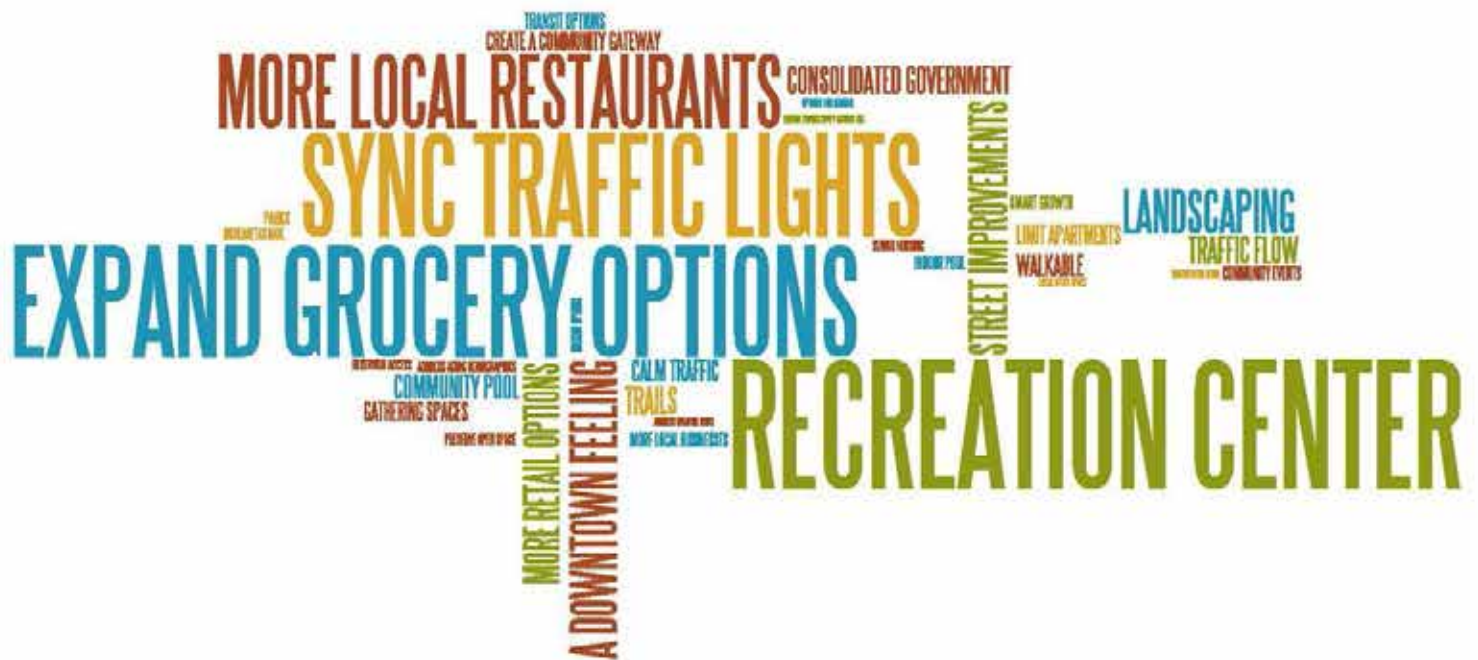




## WHAT DO YOU LOVE ABOUT CASTLE PINES?



## WHAT WOULD YOU IMPROVE ABOUT CASTLE PINES?



## 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 29<sup>th</sup>. 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 working its Comprehensive Plan. This update provides the opportunity for the community to establish a shared vision 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

[WWW.CASTLEPINESGOV.COM/COMP-PLAN](http://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