



THE SOURCE

Fall 2025



*Stay up to date on projects and activities
around your Castle Pines community.*

A letter from your City Manager



City Manager Michael Penny

I hope you and your families had a fantastic summer! Whether you joined us at the Summer Concert Series or gathered with friends and neighbors at Party in the Park, it was great to have such a strong showing of residents at our community events. If you couldn't make it, we have even more great events planned this fall and winter. Visit [CastlePinesCO.gov/Calendar](https://www.CastlePinesCO.gov/Calendar) for a list of upcoming events.

This year was an exciting time for progress on improving the City's roadway infrastructure. Thank you once again for your patience as we completely reconstructed portions of Castle Pines Parkway and Monarch Boulevard. These projects are critical investments in improving the safety and driving conditions of major roadways in the community. We're thrilled to have eastbound Castle Pines Parkway complete (westbound is planned for 2026). Monarch Boulevard is progressing on schedule and is expected to be completed, including the brand new roundabout at Buffalo Trail and Monarch Boulevard, in November. Check out pages four and five for an update on the Monarch Boulevard project.

Shifting over to commercial development, we are beginning to see more active investment into the community by private businesses. Life Time has worked hard this summer on initial grading and earthwork to prepare for construction of its new facility east of I-25, near Castle Pines Parkway and Canyonside Boulevard. We expect them to begin construction on the building in the next few months.



City Council celebrated the new Life Time facility at a groundbreaking ceremony with members of the construction crew and representatives from Life Time in early September.

We are also seeing new business investment into the existing commercial tenant spaces. **Engage: A Wellness Community will open in the vacant space formerly occupied by Safeway.** Engage is a comprehensive gym with the newest workout equipment, personal training, as well as a supplement store, massage and physical therapy, and healthy grab-n-go food options. Engage will offer a unique gym environment here in Castle Pines. Studio Pilates opened in the Village

Square Shopping Area in September and offers classes for a variety of skill levels. A new restaurant owner is currently finishing tenant renovations of the former Pino's Italian Kitchen & Bar space and expects to have an opening date soon. With these new additions to the community, the existing commercial spaces are almost completely leased.

The following pages highlight more about other exciting projects in the community. If you have questions about any of these projects or something else, don't hesitate to contact me at Michael.Penny@CastlePinesCO.gov or **303-705-0206**. I'm always happy to connect and answer your questions. A friendly reminder to get out and make your vote count on November 4!

MICHAEL PENNY



DOUGLAS COUNTY

SHERIFF

★ HONOR - SERVICE - VALOR ★

Darren M. Weekly

ONSOLVE[®]**C O D E R E D**

CodeRED will alert you by phone, email and text about emergencies in your area. It will also provide you instructions on what to do to protect life and property.

Visit DouglasCountyCodeRED.com and follow the instructions to register for alerts.

Connect and engage with your City

Resident engagement is a critical part of effective local government. Resident engagement helps City leaders make better decisions that reflect what people actually need and care about. Whether it's giving feedback on a new park design, attending a public meeting, or responding to a quick survey, your voice matters. Local government works best when it works with the people who live here. Your engagement helps create a stronger, more connected, and more responsive community for everyone.

We're here to help you stay connected with all the projects and activities happening around the Castle Pines community. From the City's website and social media to email updates and mailers like this, we want you to be informed about all the great things happening around Castle Pines. Make sure you're signed up to receive email updates about the latest projects or follow us on social media. Would you rather chat with a City employee? Give us a call at **303-705-0200** and we'd be happy to answer any questions you have on your mind.

Stay informed!
Register to receive
email updates about
your favorite topics.





Eastbound Castle Pines Parkway, between Monarch Boulevard and Forest Park Drive, was reconstructed this summer.

2025 marks significant progress on City's Road Solutions Plan

Improving the community's roads remains a top City Council priority, and 2025 once again marked a year of significant investment in the City's roadway infrastructure. From major capital improvement projects like Monarch Boulevard to improving smaller streets and sidewalks as a part of the Pavement Maintenance Program, the City's Public Works team has made significant progress in improving our roads.

In 2025, more than \$12.9 million was budgeted for roadway improvement projects across the community. Funding from the City's dedicated one-percent road sales tax has played a key role in continuing to fund these major improvements. Interested in learning more about future planned improvements? Visit [CastlePinesCO.gov/Road-Solutions](https://www.CastlePinesCO.gov/Road-Solutions) for more information about upcoming roadway capital improvement projects. The timeline for these projects is subject to change and dependent on funding and

approval by City Council.

Castle Pines Parkway – COMPLETE

Crews wrapped up the reconstruction of eastbound Castle Pines Parkway from Forest Park Drive to Monarch Boulevard in August. The project included a completely new roadway surface, curb and gutter improvements, and the addition of a sidewalk, south of Castle Pines Parkway, from Forest Park Drive to Monarch Boulevard. In addition to helping students access Timber Trail Elementary, the new sidewalk also improves connectivity and safety for pedestrians.

Monarch Boulevard – ONGOING

Phase One, from Berganot Trail to Hidden Pointe Boulevard, was completed on August 12. Phase Two, from Hidden Pointe Boulevard to Buffalo Trail, is currently underway and anticipated to be completed in mid-October. After Phase Two is complete, crews



Crews working on the reconstruction of Monarch Boulevard between Hidden Pointe Boulevard and Buffalo Trail.

The Monarch Boulevard project included installation of 1,700 feet of new waterline by the Castle Pines North Metropolitan District.

will begin the final phase, which includes construction to the new roundabout at Monarch Boulevard and Buffalo Trail. The final phase is anticipated to be completed in November. Visit [CastlePinesCO.gov/Monarch](https://www.castlepinesco.gov/Monarch) for more information.

2025 Pavement Maintenance Program - ONGOING

Each year, the City begins a refresh of neighborhood streets that helps extend the life of roadway infrastructure throughout Castle Pines. This effort, known as the Pavement Maintenance Program, is a strategic, proactive approach to extending the lifespan of roadways while minimizing the cost of maintaining road surfaces.

The community is divided into regions to focus on each year, and, using data from several software systems, staff analyzes which roads should be addressed and which repair method should be used. The primary areas of focus this year include the Winter Berry, Serena, Tapadero, and Topaz Vista

neighborhoods. The 2025 program is scheduled to be completed this fall. Visit [CastlePinesCO.gov/PMP](https://www.castlepinesco.gov/PMP) for more information on this year's improvements, including a map of streets scheduled for improvements.

Happy Canyon Interchange Design - CONSTRUCTION EXPECTED IN MID-2026

City staff continues to work closely with the Colorado Department of Transportation and Douglas County to design improvements for a new interchange at Happy Canyon Road and I-25. The new interchange will be a diverging diamond interchange (see rendering below) and will accommodate both current and future traffic volumes. The design, which has been used recently in other communities in Colorado, will improve traffic flow and safety by eliminating left-turn conflict points. Visit [CastlePinesCO.gov/HCInterchange](https://www.castlepinesco.gov/HCInterchange) for more information about the project, including a video animation showcasing the new design.

Design work is expected to continue through the rest of the year. Construction is currently expected to begin in mid-2026. A new bridge will be constructed while the current bridge remains open to limit traffic impacts during construction.



Graphic rendering of the new diverging diamond interchange design for the Interstate 25 and Happy Canyon Road interchange.



Over the summer and fall, crews worked on repairing neighborhood streets, curbs, and gutters to help extend the life of the City's roadway infrastructure.

Maintenance of stormwater infrastructure is critical to ensuring proper drainage and protection of life and property from potential flood events.



Stormwater Utility Fee funds crucial projects to protect lives and property

What is stormwater?

Stormwater is rain or snowmelt that falls on streets, parking areas, rooftops, and other developed land that is not absorbed into the ground. As the stormwater flows over driveways, lawns, and sidewalks, it picks up debris, chemicals, and other pollutants. Stormwater either flows directly into nearby bodies of water or travels through the drainage systems to get there. Storm drains are not part of the sewer system, so water in storm drains is not treated before entering streams, rivers, or lakes.

How does the City manage the stormwater system?

The City's stormwater management plays a critical role in controlling flooding, enhancing safety, protecting the community and environment, and meeting the requirements of federal regulations. As a part of the program, the City manages:

- Storm sewer system development and maintenance
- Watershed water quality protection
- Pollution prevention, detection, and elimination
- Construction site stormwater runoff control

Stormwater Utility Fee

To cover the costs of managing and maintaining stormwater infrastructure, residents and commercial property owners pay an annual stormwater utility fee. This annual fee provides dedicated funding for the City's management of stormwater

system infrastructure.

Many property owners formerly paid a stormwater fee as a part of their water bill from the Castle Pines North Metropolitan District (CPNMD). However, when the City began operating and maintaining the public stormwater system in early 2023, CPNMD ceased collection of a stormwater fee. The City began collecting a citywide stormwater fee for the second half of 2023. The fee, currently \$105 for residential properties, is collected on an annual basis.





Before and after photos of stormwater drainage improvements to the Daniels Park Pond cutoff wall.

Stormwater infrastructure improvement projects

Since the City began managing the stormwater infrastructure, several capital improvement projects have been completed. These projects are critical to maintain proper drainage and to protect lives and property in Castle Pines by controlling stormwater runoff. Recently completed projects include improvements to Esperanza/Whisper Canyon Trail drainage, Happy Canyon Creek culverts, Daniels Park pond cutoff wall, and Daniels Gate open space drainage. The photos above highlight some of these improvements.

The City is also preparing for two major improvement projects in the near future. These projects will require significant investment and are critical to maintaining the City's stormwater infrastructure and ensuring proper stormwater drainage.



Spring Tributary restoration project location.

• Happy Canyon Creek restoration project (anticipated in late 2026) – estimated cost of \$2 million

The City took a close look at the Happy Canyon Creek corridor as part of the open space ownership transfer from CPNMD and found that the creek is in the early stages of deterioration. The City is prioritizing this project to quickly address these issues, avoid more costly repairs in the future, and protect downstream water quality, as this stretch of Happy Canyon Creek is near the headwaters of the system. Key components of this project include channel stabilization, overbank/floodplain enhancements, and habitat improvements. The City is partnering with the Mile High Flood District on these improvements and is currently in the planning and design phase of the project. The project is located northeast of the Castle Pines Parkway and Monarch Boulevard intersection.

• Spring Tributary (south fork) restoration project (anticipated in 2030) – estimated cost of \$2 million

In 2019, the City and the Mile High Flood District identified the restoration of the Spring Tributary as a priority as residential development occurred near Lagae Road, south of Castle Pines Parkway. This portion of Spring Tributary is upstream of current and future downstream restoration projects that are located on the east side of I-25 in The Canyons. This project will help protect these ongoing projects by stabilizing eroding banks and expanding overbank areas. The City is partnering with the Mile High Flood District on this project. The project is located east of the roundabout at Lagae Road and Monarch Boulevard.

Commercial development must meet criteria of City guiding documents


Commercial development in Castle Pines is guided by a mix of City zoning (allowed uses) and land use requirements (which have been previously approved and adopted by the City Council), as well as private property owners' desire to develop land they own within city limits. When new commercial businesses are interested in coming to the community, they must identify land suitable for development and ensure the intended use (restaurant, gym, entertainment, etc.) meets the approved use criteria determined by the land's designated zoning. If the use is allowed, City staff must process and review the application. The City cannot deny a use that has been allowed by the City Council. Land use law is complex and complicated. City Council has limited authority to limit land uses as Colorado is a strong private property rights state.

Before new commercial development can be built, a

site improvement plan must be approved. Applicants work with City staff to ensure the application addresses requirements outlined in City guiding documents (Comprehensive Plan, Zoning Ordinance, etc.). Site improvement plans are then reviewed by the Planning Commission, which approves or denies the application. If an application is denied, applicants can appeal the decision to the City Council.

For new businesses looking to move into an existing commercial space, a site improvement plan application is not required. Instead, business owners sign a lease directly with the building owner and apply for a business license to operate in Castle Pines. The new business must be an allowed use (e.g. restaurant, childcare facility, etc.) for the zoning of the commercial area they are looking to operate in. For the latest information about land use activity in Castle Pines, visit [CastlePinesCO.gov/DevelopmentActivity](https://www.castlepinesco.gov/DevelopmentActivity).


City of Castle Pines | Development Activity Map



**City of Castle Pines
Development Activity Map**

Click a feature on the map or click a project in the list to view project details, including status, description, project type, and contact information.

Zoom in on map to see project names.



Development Activity

- Civic
- Commercial
- Mixed-Use
- Multi-Family
- Park
- Residential
- Other

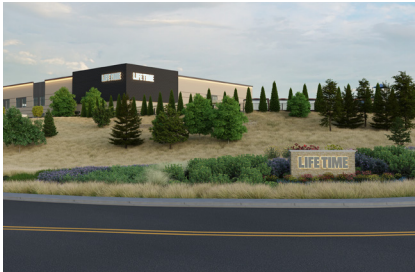
Commercial
Residential
Multi-Family
Mixed Use
Park
Civic
Other

For the latest information on new development applications, visit [CastlePinesCO.gov/DevelopmentActivity](https://www.castlepinesco.gov/DevelopmentActivity).



A new Life Time facility is currently under construction. The facility is currently scheduled to open in late 2026.

Private commercial investment focuses on promoting healthy living



Exterior rendering of the Life Time building from Castle Pines Parkway.



Site preparation and earthwork began early this summer for the Life Time facility at Castle Pines Parkway and Canyonside Boulevard.



Studio Pilates opened in September in the Village Square Shopping Area.

Castle Pines has recently seen an increased interest in commercial development investment across the community. Private companies are working with land and building owners to bring new amenities and investments into the community.

Life Time

Life Time is constructing a more than 102,000-square-foot, two-story building. The facility will include five pickleball courts, an outdoor resort-style pool with a combined lap and leisure pool, water slides and associated pool deck, cabanas, and a poolside bistro. The facility is also expected to include a salon and spa, cafe and lounge, and a Life Time Kids Academy that will feature a kids gym, multi-purpose room, art and tutoring classrooms, and a designated toddler area. Programming will also include studios for group fitness, such as yoga, cycling, Pilates, and Barre, a basketball court, training areas, and cardio and strength equipment.

Location: near Castle Pines Parkway and Canyonside Boulevard

Anticipated opening: Late 2026

Status: Conducting earthwork and preparing the site for construction.

Studio Pilates

Studio Pilates opened in an existing commercial space in the Village Square Shopping Area in September. The facility offers 40-minute Reformer workouts for all ages and fitness levels. Classes are offered at a variety of times throughout the week to accommodate all schedules.

Location: 363 Village Square Drive, Suite B105

Opened: September 2025

Status: Open for business

Parks & trails facilities provide spaces to enjoy Colorado's great outdoors

From trails to pickleball courts, the City's outdoor spaces offer amenities for a variety of interests and ages.



Rueter-Hess Reservoir available for recreation!

In partnership with Douglas County, the Rueter-Hess Reservoir is available for recreation! From day hikers to water-sport enthusiasts, the reservoir has a variety of amenities for all ages.



LEARN MORE

Parks and recreation are one of the many things that make Castle Pines a great place to live. From an extensive trail system and fun-filled parks to mountain vistas and opens spaces that protect wildlife, Castle Pines has outdoor recreation opportunities for everyone. To maintain and improve outdoor parks and recreation amenities, the City has a team of employees and contractors who work year-round to keep these spaces in top condition.

With a growing community, there's a growing need for a variety of parks and recreation amenities for all ages. From new parks to improvement of existing amenities, these decisions are based on resident feedback and guidance from the City's Parks and Recreation Advisory Board (PRAB). PRAB, a board consisting of five residents appointed by City Council, acts as an advisor and makes recommendations related to parks and recreation to City Council. City Council then makes the final decisions related to parks and recreation policies and expenditures.



Elk Ridge Park



Rueter-Hess Reservoir



Coyote Ridge Park

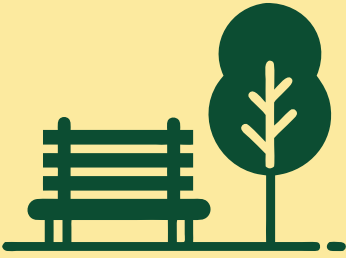


Rendering of Coyote Ridge Park improvements



Rendering of Coyote Ridge Park improvements

Ongoing park projects



Phase One of improvements to Coyote Ridge Park focuses on three main areas:

- 1) Playground improvements.
- 2) Accessibility and mobility improvements to the sidewalks/trails in the park.
- 3) Fencing at the basketball court.

Coyote Ridge Park improvements

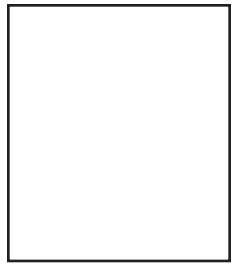
City staff is working with a park design consultant to finalize construction drawings for improvements to Coyote Ridge Park. The project's design is based on input received from hundreds of residents during park planning outreach efforts. Construction on the new improvements is expected to start in early 2026, pending approval of a construction contract by City Council. Improvements include new playground equipment, accessibility improvements to the sidewalk paths, new shade structures and picnic tables, the addition of bike racks, new vault toilets, and more.

Wildfire mitigation

Beautiful vistas and open spaces are just two of the many things that make Castle Pines special. However, wildfire remains one of the top dangers to property in Colorado. Over the past few years, the City has worked to mitigate more than 240 acres of open space on 23 properties in the community. Mitigation helps protect lives and property by creating firebreaks that can slow the spread of wildfires, giving firefighters a better chance to control the blaze and protect lives and property. This method also preserves scenic areas while implementing fire mitigation measures. The next phase of wildfire mitigation began in September and focuses on 10 new properties around the city. Visit CastlePinesCO.gov/WildfireProjects for more information.



The open space to the right, in the northwestern portion of the city, was mitigated earlier this year to create firebreaks while maintaining the beauty of the natural landscape.



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