



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

A letter from City Manager Michael Penny



City Manager Michael Penny

This year will once again be a busy and exciting one for the Castle Pines community. From continued significant investment in our roadway system and improvements to Coyote Ridge Park, to the development of an annexation policy and an update to the City's Comprehensive Plan, these thoughtful projects and planning efforts will help position Castle Pines as a thriving and vibrant community well into the future.

I want to share a quick update regarding the previously submitted Crowsnest Annexation Petition. During the March 24 City Council meeting, Council officially accepted the withdrawal of the Crowsnest application by the landowner and terminated the application. At the same meeting, Council directed City staff to pause the acceptance of any new annexation petitions for at least 120 days. This pause will allow the City time to develop and adopt a formal annexation policy that can help guide any future annexation petitions (if any) submitted to the City.

The annexation policy will be shaped through several opportunities for community input and will establish guidelines for landowners who may wish to incorporate into the City of Castle Pines in the future. In other words, if a landowner wants to incorporate in the City, they will know what types of development the community may desire. We expect public outreach to begin later this spring and continue through the summer before Council considers adoption of the policy during a future City Council meeting. Please stay tuned for opportunities to share your feedback.

Turning briefly to commercial development, we are excited to see rapid progress on the new Life Time facility. Life Time has indicated that construction is currently ahead of schedule, and the facility could open earlier than the previously announced December 2026 date.

There is also an unfortunate update regarding the former Safeway site west of I-25. The property owner's agreement with the previously announced fitness facility tenant has been terminated. The property owner is actively seeking a new tenant, and we hope to provide an update in the coming months.

The following pages highlight other exciting projects taking shape throughout the community. If you have questions about any of these projects, or about something else, please do not hesitate to contact me at Michael.Penny@CastlePinesCO.gov or **303-705-0206**. I am always happy to connect and answer your questions. We hope to see you at one, or several, of our upcoming events and community engagement opportunities in the coming months.

MICHAEL PENNY
CITY MANAGER



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DougCoAlert is an advanced Emergency Notification System designed to keep you safe and informed during critical situations, including natural disasters (wildfires, floods, severe storms), evacuations, shelter-in-place orders, missing persons, and others.

When emergencies happen, be the first to know. This system allows for real-time alerts to the public with information about potentially life-saving actions they may need to take to keep themselves and their families safe.

Did you previously register for Douglas County's CodeRED system? If so, you still need to register for the new DougCoAlert system. Accounts previously registered with CodeRED are not automatically registered with the new system. You must re-register your phone and email and setup your preferences to receive emergency notifications from the new DougCoAlert system. Make sure you're prepared and register today by visiting DougCoAlert.com.

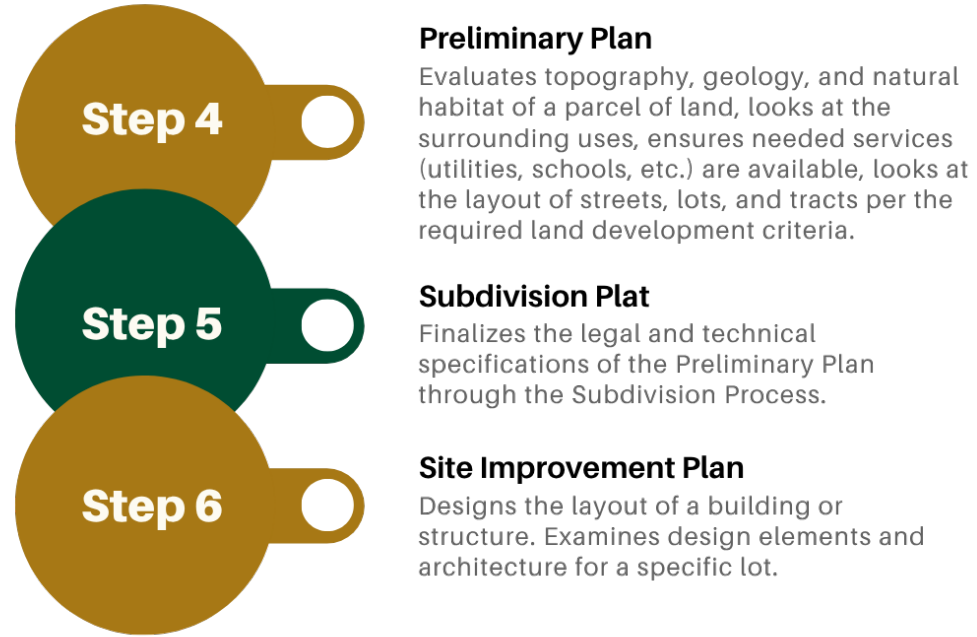
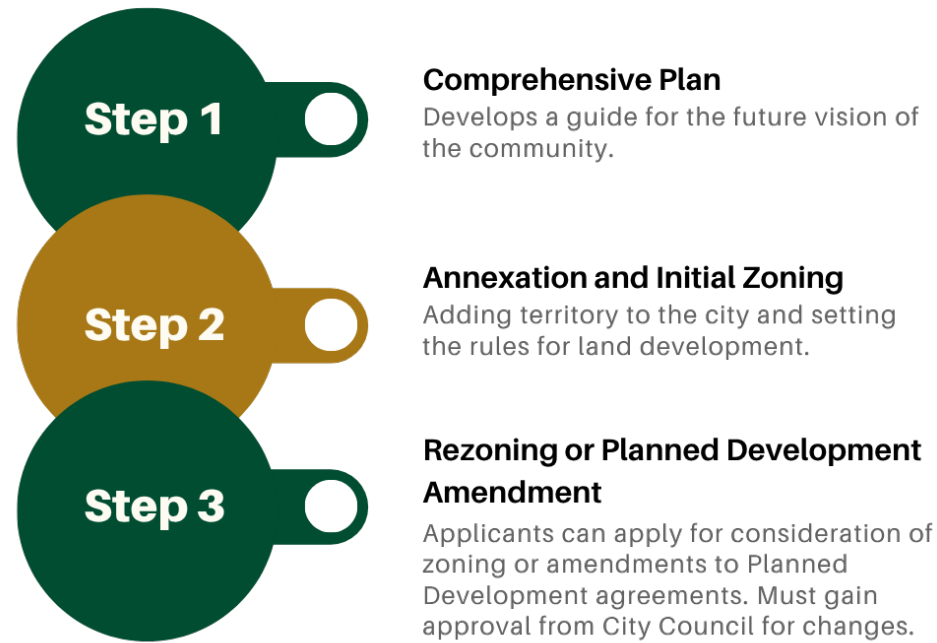
Register for DougCoAlert so you can stay informed during an emergency!



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DEVELOPMENT PROCESS STEPS

Before new homes or commercial buildings can be built, developers must go through a long, multi-step development process before gaining approval. The chart on the right provides a high-level overview of this complex process.



Understanding how new development happens in Castle Pines

When residents see activity tied to a proposed development, it can sometimes feel like decisions happen quickly. In reality, new development in Castle Pines typically moves through a series of public and technical review steps before construction begins. Everything from residential subdivisions to commercial areas, roads, and parks are reviewed to make sure proposals meet City standards and align with adopted guiding documents.

A process that starts long before construction

Development review begins well before dirt moves or buildings go up. Some steps happen at a very broad level, while others focus on detailed components like design features. Early stages may address broad questions about future land use, while later stages examine specifics such as access, utilities, lot layout, landscaping, and building materials.

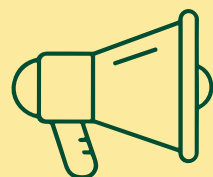
Why the Comprehensive Plan matters

At the foundation of the development process is the City's Comprehensive Plan. This long-range plan looks about 20 years into the future and helps guide growth and development in Castle Pines. It addresses topics such as land use, housing, transportation, parks and recreation, economic development, and growth management. While it does not create requirements enforceable by law, it does create guidelines. The Comprehensive Plan is scheduled to be updated later this year. The update will include opportunities for public input to make sure the final product reflects the desires of the Castle Pines community. Stay tuned for opportunities to provide feedback.

Step one may be annexation

If a property is outside Castle Pines city limits and located in unincorporated Douglas County, the owner may request annexation to develop a project within the city boundaries. If an annexation is approved, it changes the city boundary to include that property. At the same time, the land receives an initial zoning designation that determines the types of uses allowed, such as residential, commercial, or mixed-use.

Because annexation and zoning happen early, those steps often focus on big-picture questions: should the property be part of the city, and what general types of development could be appropriate there? Later reviews focus more on design and layout details.



Annexation Policy Development Process

During the March 24 City Council meeting, Council directed staff to begin the process to develop an annexation policy that could help guide any future (if any) annexation petitions submitted to the City. This policy will help applicants know what the community expects should a landowner wish to incorporate into the City of Castle Pines.

Public outreach will begin later this spring and continue into the summer. Stay tuned for opportunities to share your feedback.

Zoning helps define what can happen on a property

Zoning determines allowed uses on a property, as well as the density or size of development and the design standards that apply. If a property owner wants to pursue uses not allowed under current zoning, a rezoning or planned development amendment may be required, and those changes require City Council approval. Creating a planned development, which is a type of zoning, includes staff review, referrals to partner agencies and HOAs, a public hearing before the Planning Commission, and two public hearings before the City Council. Once zoning is approved for a property, it cannot be changed without consent of both the property owner and the Castle Pines City Council.

Preliminary plans and site plans add more detail

A project may next move into the preliminary plan review stage, where City staff evaluates factors such as topography, natural habitat, surrounding land uses, available services, and the layout of streets, lots, and tracts. A development may then move to a subdivision plat, which legally creates individual lots. For commercial and some residential developments, the City also requires a site improvement plan, which addresses visible details such as building location, parking, landscaping, and architectural features.

Public input is part of the process

Residents have opportunities to provide input during development review. Nearby homeowner associations may receive referrals so residents can be notified about opportunities for feedback. Public hearings are also held at

Planning Commission and City Council meetings for various applications. Check with your homeowner association to make sure they're sharing opportunities to provide comments for potential projects.

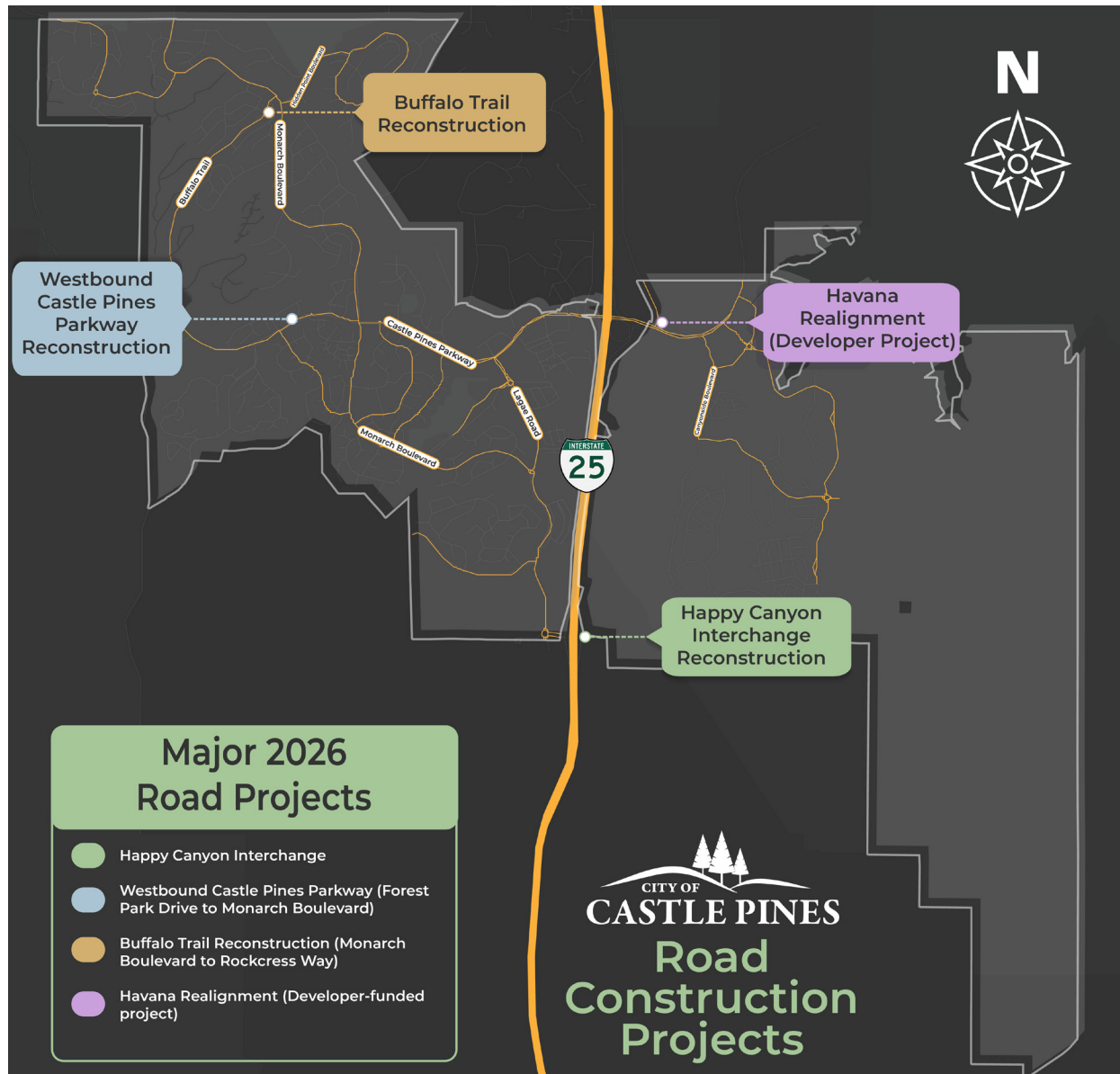
Resident reminder: Not every project follows the exact same path, but many development applications include staff review, public meetings or hearings, and formal decision points before construction begins.

Why some "open space" may still be developed

Sometimes land that appears to be open space today is not necessarily designated as protected open space. Instead, it is privately owned land that was previously zoned for development. When a property owner has not developed land, they still have the right to develop the land in the future. The future use of that property depends on established zoning and any related approvals.

The big picture

The overall takeaway is that land development in Castle Pines is a multi-step process. It begins with long-range planning, moves through land use and zoning decisions, and then advances into more detailed reviews of lots, infrastructure, and site design. Understanding these steps can make it easier to follow public discussions and know when opportunities for feedback may arise. Visit [CastlePinesCO.gov/land-development-process](https://www.castlepinesco.gov/land-development-process) for more information about each step.



Map highlighting the major 2026 road improvement projects.

2026 marks continued investment in City's roadway infrastructure

Investing in infrastructure continues to be one of City Council's top priorities. This year will mark historic levels of investment in our roadway system. From reconstructing westbound Castle Pines Parkway between Monarch Boulevard and Forest Park Drive to beginning construction on the new Happy Canyon and I-25 interchange, work is being done to make traveling around Castle Pines smoother, safer, and more reliable.

This section highlights the key projects coming your way later this year. Details, such as specific schedules and impacts, are still being ironed out with the various project contractors. Stay tuned for more information as we get

closer to the summer construction season.

Westbound Castle Pines Parkway Reconstruction (Monarch Boulevard to Forest Park Drive)

Project scope: Complete reconstruction of westbound lanes of Castle Pines Parkway between Monarch Boulevard and Forest Park Drive. The project includes water line and valve replacements by the Castle Pines North Metropolitan District.

Anticipated start date: June 2026

Anticipated completion: Fall 2026

Project webpage: CastlePinesCO.gov/CPP

Buffalo Trail Reconstruction (Monarch Boulevard to Twisted Oak Drive)

Project scope: Complete roadway reconstruction from Monarch Boulevard to Twisted Oak Drive. The reconstruction is expected to last several weeks and will include local detours during construction. The project is expected to begin after school is out of session and be completed before school resumes in August.

Anticipated start date: June 2026

Anticipated completion: Summer 2026

Project webpage: CastlePinesCO.gov/PM

Pavement Maintenance Program

Project scope: The Pavement Maintenance Program is an annual effort to maintain and extend the life of local streets and sidewalk infrastructure. This year's efforts will focus on local streets in the western portions of the city. Each improvement typically only takes a few days to complete and projects are completed on a rolling basis.

Anticipated start date: Summer/Fall 2026

Anticipated completion: Fall 2026

Project webpage: CastlePinesCO.gov/PM

Road Rehabilitation/Smoothing

Project scope: Smoothing roadway areas that did not require reconstruction on Monarch Boulevard (Buffalo Trail to Winter Berry Place) and Castle Pines Parkway (Forest Park Drive to Buffalo Trail). Work will not require full closures or detours. Short, temporary lane shifts will be implemented as needed. Work on each section will be completed quickly.

Anticipated start date: Summer 2026

Anticipated completion: Summer 2026



Rendering of the diverging diamond interchange that will replace the current layout of the Happy Canyon and I-25 interchange during the reconstruction project.

Happy Canyon Interchange Reconstruction

Project scope: Construction on the first of two new bridges will begin in July, with the current bridge remaining open to traffic. Minimal traffic impacts are expected during this initial phase. Stay tuned for an early summer open house to learn more about the construction details for this project.

Anticipated start date: July 2026

Anticipated completion: Early/Mid-2028

Project webpage: CastlePinesCO.gov/HCInterchange

South Havana Street Realignment

Project scope: The current South Havana Street is being realigned to the east so it aligns with a future roadway (not yet built) in The Canyons to consolidate intersections and improve traffic flow for future commercial development.

Start date: May 2025

Anticipated completion: Summer 2026

Project webpage: CastlePinesCO.gov/Havana



Over the summer and fall, crews will work on repairing neighborhood streets, curbs, and gutters to help extend the life of the City's roadway infrastructure as a part of the 2026 Pavement Maintenance Program.

Join the City's Open Rewards program and earn rewards when you shop local

Shopping local is one of the easiest ways residents can make a difference in Castle Pines. Every time you grab coffee, enjoy a meal, or make a purchase from a local business, you are supporting the shops and services that help make our community vibrant, convenient, and unique. The City's **Open Rewards** program makes that even easier by giving residents a fun new reason to shop close to home. Through Open Rewards, residents can earn 5% back on purchases made at Castle Pines businesses, then redeem those rewards at other businesses in the city. Shopping local helps keep local dollars circulating within the community while encouraging residents to discover and support hometown businesses. Rewards are sponsored by the City to incentivize local spending.

rewards when they shop at participating businesses. Rewards can be tracked automatically by linking a credit card, or residents can upload a receipt to receive credit for an eligible purchase. Rewards can be redeemed at another participating Castle Pines business.

Programs like Open Rewards are a great reminder that local spending has a ripple effect. Supporting businesses in Castle Pines helps strengthen the places residents already know and enjoy, while also encouraging people to explore new shops, restaurants, and services around town. Even small purchases can add up to a bigger impact when they stay in the community.

The program is simple to use. Residents can download the free app, create an account, and start earning

Learn more and sign up for free on the City's Open Rewards webpage at CastlePinesCO.gov/Open-Rewards.

SHOP LOCAL AND EARN 5% REWARDS ON EACH PURCHASE FROM CASTLE PINES BUSINESSES



- ✓ Download the app and sign up
- ✓ Earn rewards by shopping at Castle Pines businesses
- ✓ Redeem your rewards and spend them at another Castle Pines business

VISIT CASTLEPINESCO.GOV/OPEN-REWARDS OR SCAN THE QR CODE FOR MORE DETAILS ABOUT THE PROGRAM AND TO REGISTER.



Rendering of the upcoming improvements to the Castle Pines Community Center, located at 7404 Yorkshire Drive.

Castle Pines Community Center renovations approved by City Council



Rendering of the improved meeting space and audience seating.

City Council approved a construction contract with O-A-K Colorado LLC to complete renovations to the Castle Pines Community Center, located at 7404 Yorkshire Drive, during the February 10 City Council meeting. Renovations to the building will include improvements to lighting, electrical, mechanical, plumbing, and interior spaces. The renovations will improve an existing community asset and create an upgraded meeting space for residents, City meetings, and local organizations.

Construction began in early March and is scheduled to be completed by this summer. Once the renovations are complete, City Council, Planning Commission, Parks and Recreation Advisory Board, and Urban Renewal Authority meetings, as well as the Castle Pines Municipal Court, will be held at the Castle Pines Community Room moving forward.

The Castle Pines North Metropolitan District staff will continue to use the building's office space during and after construction. The City took over operations and maintenance of the facility following the transfer of management of public parks, trails, recreation, and open space, with the approval of the November 2023 Ballot Measure 2F.

Room Rental Renovation

Rental and use of the space will remain closed throughout the construction of improvements at the facility. Rentals will reopen to public use following the completion of construction. Once reopened, the facility can be rented by visiting the City's website at CastlePinesCO.gov.




The renovated facility will include an updated conference room to host meetings.

Construction on Coyote Ridge Park improvements scheduled to begin this summer




Aerial view of Coyote Ridge Park.



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](#)

Construction of Phase 1 improvements for Coyote Ridge Park is expected to begin this summer, pending approval of a construction contract by City Council. These improvements were identified from results of the previous public engagement efforts for park improvements as well as extensive discussions by the Parks and Recreation Advisory Board.

These improvements will include:

- An updated inclusive play area with age-separated areas for 2–5-year-olds and 5–12-year-olds
- Poured-in-play surfacing or synthetic turf
- Fencing at the edge of the existing basketball courts
- New baseball field
- New shade structures, picnic tables, and bike racks
- Small plaza with a pollinator garden
- Three new vault toilets

Construction will take several months and is expected to be complete by late 2026 or early 2027. During construction, the playground, pavilions, and baseball fields will be closed.



Coyote Ridge Park playground improvements rendering.



Coyote Ridge Park baseball field improvements rendering.


Meet your City Council representatives

Getting involved in local government starts with one simple step: knowing who represents you. In Castle Pines, City Council includes six council members, with two members serving each of the City’s three districts, plus a mayor who represents the community as a whole and presides over City Council meetings. Understanding how that representation works can make it easier for residents to follow local decisions, ask questions, and stay connected to the issues that matter most in their neighborhood.

A great place to begin is by finding your City Council district. The City’s online City Council District Map allows residents to search by home address to see whether they live in District 1, District 2, or District 3. Each district represents a nearly equal number of residents, helping ensure representation across the community. Find your district and learn who your City Council representatives are by visiting CastlePinesCO.gov/MeetCouncil.

On this webpage, you’ll also find email addresses for members of City Council.

Coffee Klatch with Tracy



Join Mayor Tracy Engerman for coffee and conversation on the second Thursday of each month from 7:30-8:30 a.m. Locations vary. Learn more at CastlePinesCO.gov/Calendar.

Looking to learn more about decisions made by City Council or other Castle Pines boards and commissions? Make sure you’re registered to receive email updates about meetings. This includes a preview of the agenda for upcoming meetings as well as a short wrap-up summary that highlights key decisions that were made. Scan the QR code above to register or update your email subscription preferences.

City Council Meeting Updates

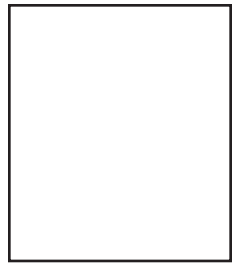
Want to know about the latest decisions made during City Council or other board and commission meetings? Register or update your email preferences for meeting updates by scanning the QR code to the right.



GET EMAIL UPDATES



Members of City Council following the Swearing-In Ceremony on January 13, 2026. From left to right: Council Member Geoff Blue, Council Member Nate Winegar, Mayor Tracy Engerman, Council Member Ron Cole, Council Member Kori Salazar, Council Member Deborah Mulvey, and Council Member Chris Eubanks.



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