

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: September 2, 2025
RE: County Manager Report

- **Douglas County and TESSA expand critical support for survivors of domestic violence through new safehouse** - We know that 1 in 3 women and 1 in 4 men report experiencing domestic violence in their lifetime. Having access to a confidential safehouse, legal support, and mental health care can mean the difference between continued trauma and healing. Now, survivors of domestic violence in Douglas County have a safe, confidential place to turn for shelter and support. Today, County leaders, law enforcement, and community partners joined TESSA for a ceremonial ribbon cutting at the Wilcox Building in downtown Castle Rock, to celebrate the opening of the remodeled safehouse — a milestone in protecting some of the community’s most vulnerable. The location of the safehouse itself is confidential to protect survivors. [Visit our webpage to learn more about the new safehouse and the services provided.](#)



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- **Water sustainability priority advances through federal funding award** - As a direct result of federal engagement by Douglas County Commissioners in Washington, D.C., this year, newly allocated federal funding will help expand renewable water efforts in the County. “We are pleased to see our hard work in Washington pay off for our citizens,” said Douglas County Commissioner Abe Laydon, Board Chair. [Visit our webpage to learn how \\$1.75 million in funding](#) will be used to support Castle Rock’s goal of shifting to a more sustainable water supply.



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Also, another **Douglas County water infrastructure project advances through federal funding award** - This year, Louviers water users will receive federal help funding infrastructure that’s critical to their community. [Visit our webpage to learn about the funding and project plans.](#)

- **‘AAA’ Credit Rating Affirmation from S&P Global Ratings confirms that Douglas County will remain a great place to live, work, and raise a family** - Out of more than 3,000 counties in the United States, only a select few achieve the coveted AAA credit rating; Douglas County is one of them. This month, S&P Global Ratings reaffirmed Douglas County’s AAA rating, the strongest rating possible, recognizing the County’s thriving economy, smart financial practices, and long-term resilience. Douglas County has had an AAA rating since August 2014. [Visit our webpage to learn more about why an AAA rating is also good for residents and businesses.](#)



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Sheriff's Office

- **Community Safety Volunteer Open House** – Sheriff Weekly wishes to expand the [Community Safety Volunteer \(CSV\) Program](#). CSVs are an active group of Douglas County residents who have an interest in law enforcement as well as the safety of their community. They help the Sheriff's Office protect our county and keep it a great place to live, play, and work. Since 2006 CSVs have volunteered over 300,000 hours to support our community. Please attend this open house to learn more about how to join the ranks and serve in areas of patrol, warrants, investigations, armory support, Emergency Management, computer maintenance, firearms simulator operations and many others. This event will be held at the Highlands Ranch Sheriff's Office Sub Station Community Room at 9250 Zotos Drive on September 17, 2025 at 6:30 p.m.



- **How can you help keep students safe on their way to school in 2025?** Did you know that 61,000 students started school in Douglas County this week? For perspective, about 76,000 fans pack Empower Field at Mile High when the Denver Broncos take the field. That's a lot of students heading back to school – and it takes all of us to keep them safe on their way. [Visit our webpage for information from Douglas County, the Sheriff's Office and Douglas County School District about transportation and school zone safety.](#)



Emergency Management

- The updated Douglas County Emergency Operations Plan (EOP) is out for signatures and is on schedule for BOCC approval in September.
- The 5-year update to Douglas County's Hazard Mitigation Plan (HMP) is in full swing, with participating departments and jurisdictions providing updates to project plans. A public meeting will be held this October.
- Staff are working on development of the Veoci software platform for operational use in the Emergency Operations Center (EOC).
- To date, Douglas County Helitack has responded to 31 wildfires (23 in county, 8 out of county).



Human Services

- **Douglas County's Care Compact helps individuals navigate mental health challenges, sets nationwide example** - For individuals dealing with complex mental health, substance use and intellectual or developmental disabilities, compassionate and coordinated care can make all the difference. That's where Douglas County's Care Compact comes in. This unique program brings together local agencies and community partners to support adults who are navigating overlapping mental health challenges. [Visit our webpage to learn why this approach has received national recognition.](#)



- **Lend or receive a helping hand with Doughtad** - Whether you know an older adult in need of a helping hand or have a helping hand to give, join us on Saturday, Oct. 25, for Doughtad. This fall, we're celebrating Douglas County's semi-annual volunteer event by lending a helping hand to older adults by assisting with minor exterior home improvements such as planting flowers, pulling weeds, and raking leaves. [Visit our webpage to learn more about the event and sign up to volunteer.](#)



- **Douglas County Commissioners approve funding for community programs combating opioid crisis** - Finding innovative solutions, support, and strategies to alleviate the opioid crisis is a priority in our community. That's why, at a Business Meeting on Aug. 12, the Board of Douglas County Commissioners voted to approve funding awards presented by the Douglas County Opioid Council to support substance use prevention and recovery resources. [Visit our webpage to learn how the funding will be used by two local organizations to connect people with recovery services.](#)



- **An Introduction to Human Trafficking in Colorado Training Session:** This training will be offered on Friday, September 12 from 11:30am – 1:00pm in the Douglas County Miller Building Hearing Room, 100 Third Street, Castle Rock for those 18+ yrs only. During this information session developed by [The Colorado Human Trafficking Council](#), attendees will learn to: identify signs of human trafficking, understanding different types of trafficking, support victims and spread awareness in your community. Boxed lunch will be provided, please bring your water bottle with you. RSVP to malston@douglas.co.us or 303-814-5327.



- In the summer of 2024, Governor Polis announced a Wildly Important Goal to **improve the application processing timeliness (APT) of eligibility determinations for the Supplemental Nutrition Assistance Program (SNAP)** from 88% to 95% by June 2025 to empower Coloradans with low incomes to have access to healthy food and the ability to make their own food choices. Colorado reached that goal in June 2025, and now have reached 97%! Erin Johnson and Gabrielle Fischer were proud to represent the Douglas County Eligibility Team and receive our certificate of recognition at the Capital. The Douglas County Human Services Eligibility team has been exceeding the SNAP application timeliness goal of 95% since 2011, ensuring that those in need are able to access food.



Community Services

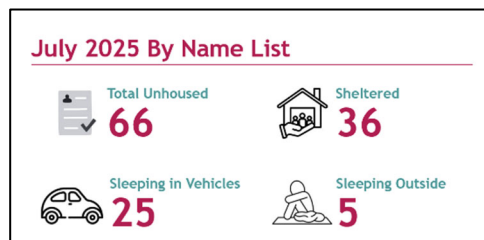
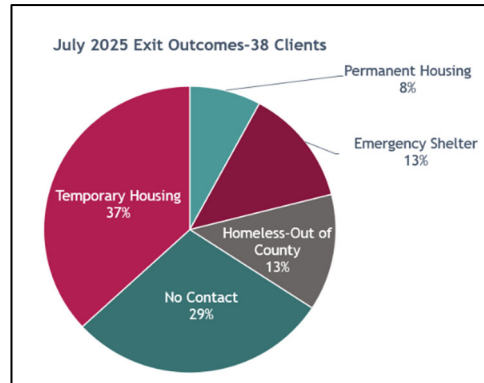
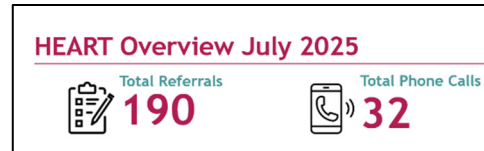
Activity Report August 7 – August 28, 2025

- **Douglas County Homeless Initiative programs continue to keep up with need countywide** - In 2024, Douglas County functionally ended homelessness. What does that mean? It means the County's programs dedicated to helping those experiencing homelessness are keeping up with the local need – and new summer counts confirm that is still true a year later. [Visit our webpage to see the data and read the 2025 update.](#)



- **HEART July 2025 Report**
 - **HEART Success Story** – A family of six was temporarily sheltered in a motel with support from a nonprofit partner. Navigator, Alyssa, provided a three-night motel stay while she connected the family to a local automotive shop to repair their vehicle. Alyssa advocated for the family during a

weekly case conference meeting, where a referral to the GOALS program was initiated. The family attended a tour of GOALS, completed an intake, and moved in three days later. They remain housed and are actively working with case management to regain stability.



Community Outreach

HEART Outreach:

- **Christ Episcopal Church** – Staff presented at Christ’s Episcopal Church in Castle Rock on August 10. They provided an overview of the Homeless Initiative and HEART’s ongoing efforts to connect individuals experiencing homelessness with essential services.
- **National Night Out** – HEART participated in the Douglas County Sheriff’s Office National Night Out events on August 5 at Ponderosa High School and August 6 in Sterling Ranch. Staff engaged with community members to share information about HEART’s efforts to connect individuals who are unhoused with essential services and resources. Postcards with HEART’s contact information were distributed, along with lollipops for children.



- **Poverty Simulation** – HEART navigators participated in a poverty simulation hosted by Manna Resource Center. Navigators volunteered in various roles to enhance the experience for approximately 50 participants. The simulation provided valuable insight into the roles of community partners and highlighted the challenges individuals face when navigating the system of care.



- **Link On Demand Outreach:**

- **Ice Cream Social** – Staff provided outreach at the Ice Cream Social organized by the Highlands Ranch Metro District on August 6. Staff interfaced with approximately 70 residents to detail the new microtransit service in Highlands Ranch and assist in downloading the smartphone application. Of course, plenty of ice cream was eaten as well.
- **Highlands Ranch Recreation Centers** - Staff conducted multiple outreach activities to provide information about the Link transportation program and assist residents in accessing the service. Staff engaged with residents at the Eastridge and Westridge Recreation Centers, answering questions about the service and offering hands-on support helping individuals download and set up the Link On Demand phone app.
- **Summer Concert Series** - Staff participated in the final event of the summer concert series hosted by the Highlands Ranch Community Association where they connected with residents, raised awareness of the Link, and answered questions about the service.
- **Human Services** - Staff presented to the Department of Human Services staff on August 12, sharing updates on the Link's progress and responding to questions about how their clients could benefit from using the service.



- **Faith-Based Roundtable** - On August 21, the County facilitated a Faith-Based Roundtable meeting hosted at SECOR in Parker. The meeting focused on engaging local faith communities in the fight against human trafficking. Covered Colorado delivered a powerful presentation on local statistics and the range of services they offer to survivors. Attendees also participated in a guided tour of the Covered Colorado facility, gaining firsthand insight into their operations and impact. A total



of 33 people attended either in person or virtually, representing various faith communities. The meeting strengthened connections between service providers and faith-based partners, highlighting the vital role these communities play in addressing human trafficking.

- **Goat Therapy** – The Seniors' Council of Douglas County held its August 7 meeting at Seven Stones Chatfield Botanical Garden Cemetery to discuss the benefits of goat therapy. This beautiful location served as the perfect setting for this meeting. Jim Naron with Goat Walkabouts brought goats to the meeting and discussed how they can provide joy and help people with dementia, Alzheimer's, PTSD, and other medical issues. Approximately 45 people attended this meeting.



- **Douglas County Youth Initiative (DCYI) Celebrates 20 Years** - On August 15, the DCYI proudly celebrated



its 20th anniversary with a community ice cream social at the Miller Activity Complex in Castle Rock. The celebration welcomed Advisory Board members—past and present—as well as Douglas County Youth Commissioners, who were recognized for their time, service and commitment to youth voice in our community. It has been two decades since a group

of visionary community leaders first asked the important question, *"How can we better serve the children and families of Douglas County?"* From that conversation, an Advisory Board was formed, laying the foundation for what has become a cornerstone of youth support and engagement in the county. Over the past 20 years, the Youth Initiative has enriched the lives of more than 3,000 young people. Through its WrapAround program, DCYI has created opportunities for at-risk youth and their families to find stability

and thrive. In addition, the Youth Initiative has fostered leadership development, giving youth a platform to engage with elected officials, share their voices, and shape the future of their communities. For 20 years, DCYI has inspired, engaged, and supported children and families, strengthening the community and empowering the next generation of leaders.

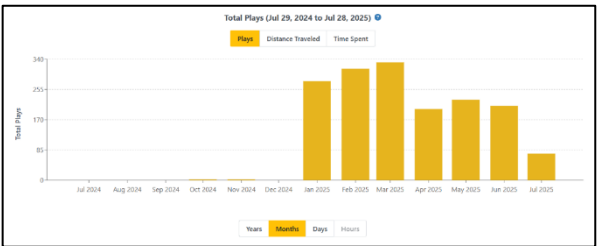
Open Space and Natural Resources

- **Agents of Discovery App Citizen Usage and Open Space Visitation** - Agents of Discovery (AoD) is a free application and partnership between Douglas Land Conservancy (DLC) and Douglas County Open Space and Natural Resources. The app offers monthly challenges and trivia. The app has a Play Anywhere version, so citizens can learn about conservation without traveling on-site.

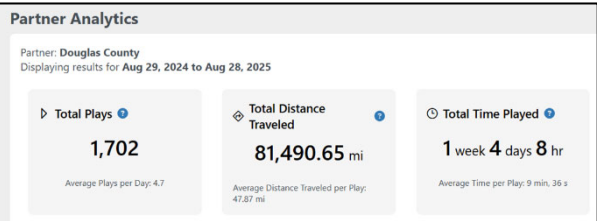


The decision to shift from DeCode Douglas County (DC) to AoD was based on usage and cost-effectiveness. In 2024, DeCode DC had a total of 384 brochures turned in for the

entire year. In contrast, AoD nearly matched that participation level in January 2025, alone. Year-to-date, monthly engagement with AoD has ranged from 200 to 331 users. Utilizing an app allows OS to expand visitor engagement, increases accessibility and inclusivity via virtual and augmented reality. This graph shows the usage of AoD for 2025.



With AoD, OS staff can also track user analytics. The image below shows a breakdown of total mission plays, the total and average distance traveled per play, and the amount of time users engaged with the app. Year-to-date, users have traveled over 81,000 miles on OS just playing the app! The goal of AoD is to reach as many community members as possible, encouraging them to explore our OS properties from anywhere in the county.



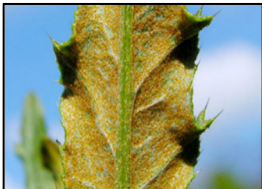
- **Biocontrol for Noxious Weeds at Lincoln Mountain Open Space** - During the spring and early summer, Open Space (OS) staff researched and worked extensively to implement biocontrol methods for noxious weeds at Lincoln Mountain OS. While chemical application is the most effective, staff opted to utilize a sustainable, eco-friendly, and selective control method using natural enemies like insects and fungi.



Seed head feeding weevils (*Larinus minutus*) were released at Lincoln Mountain OS to target diffuse knapweed. Research shows this bio agent is the most successful for use against knapweed, a list B noxious weed. The beetle feeds on the seed heads destroying the pods, and as an adult it will feed on the remaining foliage.



Additionally, a host specific pathogenic, rust fungus (*Urophora cardui*), was utilized to control Canada thistle. After the fungus is released in spring, during late summer and early fall, the diseased stems from the fungus die, and the leaf tissue falls onto emergent rosettes. This allows the fungus to quickly move to the roots where it overwinters. OS staff collected active rust fungus to apply to healthy rosettes when weather is stable.



Public Health

- **Discover public health services, safety education, and more - at the Douglas County Health Department Open House** - Join Douglas County Health Department on Thursday, Sept. 4, from 4 to 6 p.m. for a Community Open House offering a variety of resources for every member of the family! Douglas County Health Department is committed to ensuring your family receives the support it needs – whether that's an oral health screening, immunizations, or a car seat safety inspection. [Visit our webpage for details on attending and reserve a spot for car seat inspections or immunizations.](#)



- **Do your kids love story time and playing outdoors? The Highlands Ranch Backcountry Wilderness Sunshine and Storytime program has expanded!** We know that reading aloud to children and spending time outdoors together fosters healthy development by strengthening bonds, building language skills, improving motor abilities, and supporting overall physical well-being. That's why your Douglas County Health Department contributed \$5,000 to the Highlands Ranch Backcountry Wilderness' Sunshine and Storytime program. The donation ensures more families can take part in this enriching and free activity. [Visit our webpage to see upcoming dates and to reserve your spot.](#)



Community Development

Parks, Trails and Building Grounds

- **Rueter-Hess Hosts Summer Camps** - On August 15, 2025, Avid4Adventure, a national youth adventure organization, wrapped up their third season hosting one of their kids camps at Rueter-Hess Reservoir for the summer. The 48-day summer long weekday program allowed campers to paddleboard, kayak, or canoe out on Rueter-Hess Reservoir. The program hosted 80-100 participants each week. The campers were taught skills and how to safely recreate on the water. The 2025 summer camp season was a success, providing a fun, educational, and safe environment to explore water-based recreation.



- **Rueter-Hess Hosts First Wedding** - On August 9, 2025, Rueter-Hess Reservoir hosted its first wedding event. This milestone occasion marks a significant expansion in the reservoir's special use and community engagement. The event hosted 33 guests including the bride and groom, and Rueter-Hess offered a unique and picturesque setting for the newlywed couple.



- **Watercraft Education** - Promoting watercraft safety at Rueter-Hess Reservoir is a top priority for the Douglas County Rangers. According to an article by the Marine Retailers Association of the Americas, watercraft operators who wear life jackets and complete a boating safety education course are significantly more likely to recreate safely.

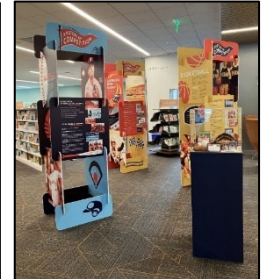


When visitors come to Rueter-Hess Reservoir, the Rangers greet watercraft operators with an educational talk about the importance of wearing a life jacket at all times, monitoring weather conditions, and carrying essential safety equipment such as a whistle and a throwable life preserver. The Rangers conduct safety boat patrols to ensure that everyone is wearing a life jacket. In cases of adverse weather, the Rangers assist individuals in returning to shore safely. The benefits of this educational approach are evident; this year, there were 15 fewer instances of individuals needing assistance from the Rangers compared to 2024.



Historic Preservation

- **New Exhibit: A History of Competition** - The History Repository partnered with Douglas County Libraries Archives and Local History to create a temporary exhibit on the history of competition in Douglas County. The display will be on display from August 15-September 22. Archives used nine artifacts from the Repository, and they are on display in four branch locations: Castle Rock, Highlands Ranch, Parker and Lone Tree. Explore highlights from football, basketball, baseball, golf and equestrian competition.



Public Works

Activity Report August 11 – August 29

- **Thank you for your patience! The US 85 widening project is complete ahead of schedule.** You've helped us navigate three years of construction and can now enjoy additional lanes and safety improvements on US 85 between Highlands Ranch Parkway and Dad Clark Gulch (north of County Line Road) – several months ahead of schedule. As one of the busiest and fastest-growing corridors in Douglas County, these vital improvements to US 85 (Santa Fe Drive) were designed to enhance safety, reduce congestion, and support future growth along the corridor. [Visit our webpage to learn about the improvements along US 85.](#)

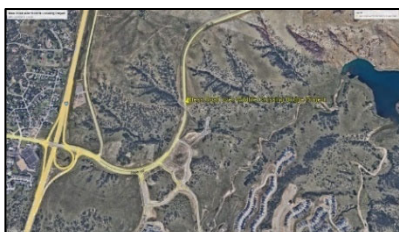


Active Projects ([Cone Zone Webpage](#))

- **[Highlands Ranch Drainage Projects](#)** - The Small Storm Sewer UV-CIPP Lining projects have started. Douglas County's contractor will be working on the next phase of storm sewer maintenance on Sterling Ct, Sterling Dr, Heatherwood Ct, Broadway just south of the Northridge Rec Center Access point, and at 9261 S Broadway, starting on August 25, 2025. There will be lane closures during construction for approximately five business days per site location where a sewer has to be lined. Crews may also use the Diamond K Trail for access to the Sterling Dr and Sterling Ct sites. These projects are anticipated to be completed on December 31, 2025, weather dependent.



- **[Hess Road Wildlife Crossing Bridge](#)** – This Project will begin on Sept 2, 2025 and aims to rehabilitate portions of the existing bridge that carries Hess Road over a Wildlife crossing. The project includes the removal of portions of the existing structure, asphalt milling, sawing and sealing of bridge joints, waterproofing membrane, hot mix asphalt placement, concrete pavement repair work adjacent to the bridge structure, erosion control, traffic control, and other related items. This project is anticipated to start in late August and will be completed approximately 60 days later.



- **West Frontage Road Relocation (aka Dawson Trails Blvd.)** - The West Frontage Road Relocation (Dawson Trails Boulevard) is part of a series of projects aimed at improving access and safety at the southern end of Castle Rock. Construction started on Sept. 9, 2024. The estimated 18-month road closure will enable crews to safely construct the new interchange and relocate this portion of the West Frontage Road to its permanent location, west of the BNSF Railway tracks.



- **Grigs Road Paving Project - Douglas County** - The Grigs Road Phase 1 Project (Daniels Park Road to the Trailhead) began construction on July 7, 2025. Traffic control, a full road closure, and a detour are in place. This project is anticipated to be completed in 90 days (by October 15, 2025). Monarch Blvd. will serve as a detour route. Inlets are being constructed, which will be followed by rip-rap installation and rough grading of the road. Base course has been placed and curb and gutter is being installed. Asphalt is scheduled to begin the week of September 18. The project is currently on schedule.

Phase 1 of the Grigs Road Paving Project will involve extending the existing asphalt pavement from Daniels



Park Road to the East/West Regional Trailhead and Pavilion parking lot. This section of Grigs Road has a gravel road surface and roadside ditches on both sides for drainage purposes. The project will span one mile in length and will require significant earthwork, installation of new curb and gutter, and the construction of six-inch asphalt pavement. Additionally, drainage enhancements will be implemented throughout the installation of eight new inlet structures. The existing metal pipe culvert crossings will be replaced with upgraded reinforced concrete pipes and flared-end sections.

- **Pine Creek and Highway 67 Culvert Replacement Project** - Two culverts on Pine Creek Rd and three culverts on Douglas County Highway 67 need to be replaced. The existing storm culverts vary in size from 36" diameter to 48" diameter and are made of metal. We are anticipating that this work will occur Fall 2025 – Spring 2026. These culvert replacements will have roadway impacts and travelers to the area should expect long delays.



- **Kendrick Castillo Way / Plum Valley Lane Intersection Signal Project** – This project consists of installing a new traffic signal and making upgrades to meet current ADA requirements at the intersection of Kendrick Castillo Way and Plum Valley Lane. Traffic signal and roadway construction started on May 5, 2025, and traffic control will be in place until early September 2025. Traffic will be reduced to one lane in both north and southbound directions of Kendrick Castillo Way. Traffic control (which includes signage) will start at C-470 and go north to end at County Line Road.



- **Quebec and Park Meadows Drive Intersection Improvements** – Work is underway by Basis Partners, the design consultant. They are working closely with internal and external partners to develop several concept designs for the corridor. Douglas County expects initial recommendations by early August and a final concept design submittal, including cost estimates, by late October.
- **I-25 Douglas County Monument Signs** – Cushing Terrell is working on the final concept design renderings and will provide cost estimates in early September. They will begin reaching out to the landowner at the

south location and will begin the CDOT approval process at the north location. They continue to reach out to RTD about the overpass at the north end of the County.

- **Hilltop Road (Legend High School to Crest View Drive) Improvements Project** – For segment 1 of this project, the construction began on April 16, 2025, and the contractor began implementing public notifications on message boards. This is the first of three projects planned over the next few years to reconstruct and widen the Hilltop Road and Singing Hills Road corridors. The project has a 16-month completion date and is anticipated to be finished in September 2026. Phase 2 of Construction is anticipated to begin in 2027; and will take 9 to 12 months to construct. Phase 3 of construction is anticipated to begin in 2029 (pending funding); and will take 12 to 18 months to construct.



There have been questions from citizens about the new roundabout construction at the intersection of Crestview Drive and Village Road on Hilltop Road, which will eliminate the existing two-way stop-controlled intersection. Here is the map: [Roundabout Rendition/Map](#). Back to School: The speed limit has been decreased to 35 mph through the work zone.

- **C-470 Trail and University Blvd Pedestrian Grade Separation Project** - Douglas County and CDOT are partnering on advancing the construction of a new bridge to improve pedestrian and cyclist safety by eliminating the need for users of the C-470 Trail to cross University Blvd at-grade. This currently requires four separate roadway crossings, across a total of eight lanes of traffic. The proposed grade separated C-470 Trail crossing will also improve traffic operations, since the numerous bicyclists and pedestrians currently crossing at-grade, adversely impact signal progression along University Blvd and traffic entering or existing the C-470 ramps, especially on the weekends when trail use is highest. HEI Civil started construction on January 27, 2025. The completion date of the project is anticipated to be on or before December 31, 2025.

In order to build the new pedestrian bridge, crews have built a [pedestrian detour](#). Cyclists will be required to dismount and walk through the area. Cyclists and pedestrians should slow down and follow signage through the area. This detour will remain in place throughout the project.



- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson continues work on the design. Survey and geotechnical data have been collected and are being processed. County staff has reviewed the proposed typical sections and is now engaging HRMD and HRCA for feedback. The 30% design review is scheduled for October. The concrete in this section is in poor condition and reconstruction is planned for 2026, so that the project is complete prior to the Broadway / Highlands Ranch Pkwy safety improvement project planned for 2027.
- **2025 Pavement Management Projects**
 - The 2025 Pavement Management projects under contract currently total YTD is \$16,884,619.30 and expenditures to date are \$16,884,619.30; work is 44% complete.
 - The **2025 Sidewalk Repair Project** has been awarded a contract amount of \$3,507,650.00. The project is 99% complete. A change order in the amount of \$633,454.92 will be presented to the Board for approval on September 2. Work is paused until the fall when additional funds will be

added to the contract and the contractor will return for additional pavement and curb and gutter repair.

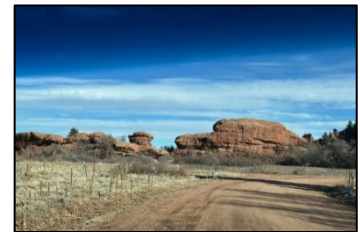
- Kudos to the Sidewalk Project team for quickly mobilizing to repair a damaged manhole that was affecting traffic on Pine Dr. The contractor was able to mobilize within an hour for the repair and traffic was only impacted for 48 hours.
- The **2025 Asphalt Overlay Project** has been awarded with a contract amount of \$13,376,969.30. Construction began on June 2 and the project is 30% completed. Ideal Fencing will continue guardrail installation and repair this summer. Repairs will be performed on Rainbow Creek Rd and on Lincoln Ave and Stonegate Pkwy. A new guardrail will be installed on Russellville Rd near Red Deer Rd.



- **Quebec and Lincoln Turn Lane (Post Office Corner)** - Muller Engineering, the designer of the intersection reconstruction project, provided two concept designs. Douglas County staff reviewed each option and feedback was provided to the design engineer on July 7th. Muller Engineering will provide a new fee estimate for the additional design work and the contract will be amended accordingly.



- **2023 Spring Canyon LID** – The design consultant, TST, is expected to deliver 25% design plans in September. The geotechnical design report has been reviewed and is being incorporated into the design. TST has begun the CDPHE approval process for the proposed lift station. The project is on track for mid-2026 construction bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- **2023 Bannock LID** - The contract with TST for the preliminary design was presented to the Board on June 10th. Notice to proceed for design was June 12th. The geotechnical engineer plans to drill at the end of July and will begin working on the geotechnical report. Once the preliminary design is complete (towards the end of 2025), financing will be executed, and plans will be prepared for bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



Development Review

- **Full Term Acceptances:** Sterling Ranch Filing 7A, Phases 2, 3, 4 & 6 - Warranty Acceptances - DV2023-410

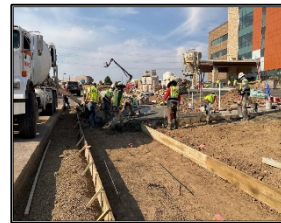
- **Development Projects**

- **Bear Ridge Subdivision:** Three Son's Inc. is installing cross pans and curbs (DV # 2021-287). (see right)
- **Sterling Ranch Filing #7-A:** Three Son's Inc. is installing an outlet box and Concrete Curb & Gutter is installing concrete sidewalk (DV #2023-410). (see next page)





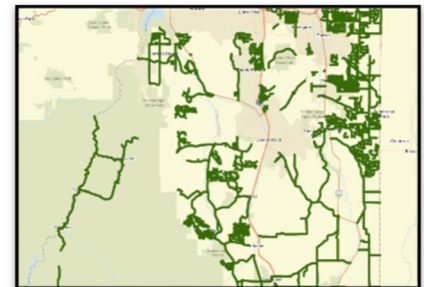
- **Pinery Center Parkway – King Soopers:** Fiore and Son's are installing a spillway wall (DV #2018-453). (see far right)
- **The Trails @ Smoky Hill Subdivision:** Iron Woman is installing storm infrastructure (DV #2020-240). (see near right)
- **UC Health Pavilion:** Layton Construction is installing ramps and cross pans (DV #2023-144). (see right)



Operations and Pavement Management

- **Maintenance Projects:**

- **Roadside Mowing** – All planned mowing activities for the spring have been completed. YTD - 508 miles have been mowed. (see right)
- **Street Sweeping Program:** In August, 287 lane miles were swept and 107 square yards of debris was removed from County roadways.
- **Gravel Road Blading:** In August, 104 lane miles were graded for a total YTD of 2,037 lane miles.



- **Paved Surface Maintenance:** In August, 2,500 pounds of crack sealing material was used for a YTD total of 159,910 pounds of cold mix.
- **Culvert Inspections** - During this reporting period, 97 culvert inspections were completed on eight county roads. Condition reports from 595 total inspections (YTD):
 - 46 Excellent
 - 197 Good
 - 159 Fair
 - 159 Poor
 - 29 Severe
- **Waste Diversion Programs**
 - **Slash Mulch Program** - The table below shows the two primary services offered to the public, slash drop-off and mulch distribution.



Services	April	May	June	July	August	Loads (YTD)	Yards (YTD)
Slash Collected	1,112	2,271	1,485	1,686	307	6,861	34,305 yds
Mulch Distribution to Residents	174	339	253	247	77	1,090	5,450 yds

○ **Green Waste:**

	April	May	June	July	HRCA Event	YTD
Customers	370	585	485	360		1,800
Waste Yards	420	430	340	330	210	1,730
Costs	\$13,941	\$15,029	\$12,332	\$11,574	\$6,716	\$59,592
Event	Highlands Ranch Community Association Douglas County sponsored the Green Waste drop off at HRCA "Clear the Clutter" event that occurred on June 21st across the Highlands Ranch community. 55 Douglas County residents diverted over 210 cubic yards of green waste from the landfill.					

Building

- **Inspections, Permits and Valuations for August 7 – August 27, 2025:**

Inspections	
Building	1,244
Electrical	1,115
Mechanical/Plumbing	670
Roofing	218
Permits	
Accessory Use	50
New Commercial	4
Residential Alteration	0
New Residential	32
Roofing	167
Valuations	
Accessory Use	\$2,052,198
Commercial	\$9,369,663
Residential Alteration	\$2,305,602
New Residential	\$12,730,299

Traffic

- The County has completed a **series of improvements at the intersection of Plaza Drive and Plaza Circle at Ben Franklin Academy** to enhance safety and accessibility for pedestrians. The project included the installation of new curb ramps and the realignment of crosswalks to improve accessibility for all users. The center median was widened to create a safe space for pedestrians to pause while crossing the street. Lane markings and pavement striping in the immediate area were refreshed to enhance visibility, and a new flashing pedestrian beacon was installed to alert drivers when pedestrians are present in the crosswalk.

Several parents had previously expressed interest in a safer crossing at this location, and the County reviewed those concerns as part of the project. Additional adjustments were made to traffic lanes and signage to support pedestrian safety and maintain smooth traffic flow through the intersection. These updates bring the intersection into compliance with current accessibility standards and improve pedestrian access for students, school staff, and community members traveling through the area.



- **Special Events:** The Traffic Division is responsible for administering and processing Special Event Permits in unincorporated Douglas County for events that occur on or near county roadways, which may impact the transportation system due to the activity type or number of participants attending the event, and potentially increase traffic congestion. Applications are received year-round. On average, we approve and issue approximately 25 permits per year, with most events returning from previous years. [Additional details for Special Event Permits](#)
 - In Review:
 - 09/06/25 – Repeat Event – ETF2025-027: ADA Tour De Cure Rocky Mountain
 - 09/20/25 – Repeat Event – ETF2025-045: Miles 4 Madison
 - 09/23/25 – Repeat Event – ETF2025-022: Chaparral High School Homecoming Parade
 - 09/26/25 – Repeat Event – ETF2025-026: ThunderRidge Homecoming Parade
 - 10/09/25 – New Event – ETF2025-032: Bataan Death March Colorado
 - Final Review:
 - 09/17/25 – Repeat Event – ETF2025-025: Ponderosa High School Homecoming Parade
 - 09/20/25 – Repeat Event – ETF2020-038: Battle By the Brook Adventure Race

Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

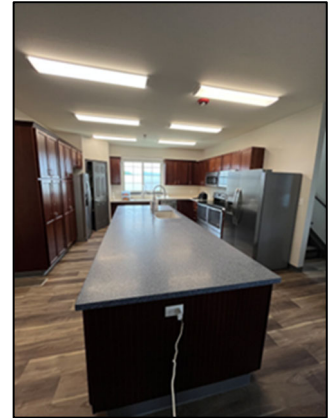
- **Upcoming Fairgrounds Events:** Western Dressage Event, Geo Caching, Plum Creek Farmers Market, Ricalday Party, Taste of Douglas County, Classical Horse Club, Angle's Birthday Party, GOP Breakfast, MOMs, Touch-a-Truck (Pictured), Air Force Retirement Party, Davey Coach Summit, Honor Guard, Koi Fish, Elite K-9, Birthday Party, Garcia Birthday Party, Local Laborers Lunch, Church of Christ Meeting, LifeLine Screening, Stop the Bleed, Chamber of Commerce Parking, Antique Bottle Collectors, Rebel Ratters, Mile Hi Barrels, DCHS Homecoming
- **Fair & Rodeo Committee Meetings:**
 - Guest Services 9/8
 - Marketing 9/8
 - Show Management 9/10
 - Livestock Sale 9/10
 - Rodeo 9/10
 - Entertainment 9/11
 - Fair Board 9/18



Facilities Projects:

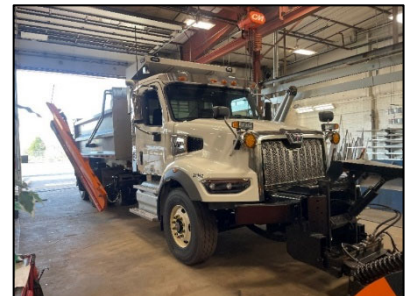
- **Fairgrounds:**
 - Fairgrounds Premium Seating Deck: 95% complete
 - Indoor Arena Wall Repair: 100% complete

- **Justice Center:**
 - Elevator Modernization J, K, L, M – 80% complete
 - DCSO Lobby Control and Records Remodel – 99% complete
- **Lansing Point** - Diversion, Probation, CJS and Health Dept – 99% complete
- **Douglas County Safehouse Remodel** - 100% complete (pictured right)
- **PS Miller – Additional Human Resources** – 65% complete



Fleet

- **Recently Completed:**
 - Ordered new Treasurer's vehicle
 - In Serviced units 2410, 2418, 2506, 25036 and 24062. (see right)
 - Preparing new dump trucks for winter. (see below right)
- **Working On:**
 - John Deere Motor Grader lease buyouts
 - Fuel Management system replacement options
- **Fleet Acquisitions:**
 - 2024 Asset Replacements & ADDs (85 assets)
 - Budgeted – 2 PO; 24 at upfitter, 43 received
 - Additional/Unbudgeted – 4 at upfitter, 8 received
 - Risk Mgt Replacement – 4 received
 - 2025 Asset Replacements & ADDs (75 assets)
 - Budgeted – 10 PO, 34 at upfitter, 20 received
 - Additional/Unbudgeted – 8 received
 - Risk Management – 2 in process, 1 at upfitter, 1 received



Safety and Security / Emergency Support Services

- We have a few more Workplace Safety & Security classes, don't miss out and sign up before they are gone for the year. Check your email for the latest correspondence and sign-up links.
- Fire Drills throughout the County continue. Check with your Emergency Response Coordinator (ERC) if you have any questions about evacuation procedures.
- Emergency Response Coordinator (ERC) in-person meetings will take place in September.
- The Douglas County Safe House security project is complete.

Information Technology

Completed IT Projects

- **Tax Roll Interim Enhancements** - The County has replaced its old Tax Roll Application with a new, more reliable system to ensure tax processing continues smoothly. The new system can be updated quickly if tax laws change. The first phase, which involved removing the old system and installing the new one, was completed in six weeks. The next phase will add features for handling split property assessments and testing the annual tax roll.
- **BITS Rewrite** - The Ballot Information Tracking System (BITS) project updated the County's ballot-tracking application to a modern platform. Launched on August 1, 2025, the new system has all the old features

plus some improvements. It offers stronger security, is easier to maintain, and can adapt quickly to future needs. The project was completed under budget and launched smoothly with no service disruption.

- **E. Lansing Point Bldg. – Tech Infra/Conf Room AV/Relo Moves** - This project has prepared a new County office location to better serve the growing needs of Douglas County. Phase 1, completed on July 11, 2025, included building office space, setting up equipment, and moving in several departments, including Public Health, Community Justice Services, DA23 Diversion, and State JD23 Probation. The work involved close coordination between County teams and state partners to ensure spaces were ready, equipped, and accessible. Most departments have moved in, with Community Justice Services set to relocate once final state certification is received.
- **County Fair & Rodeo IT Support** - The IT Department worked with Facilities to support the recent Douglas County Fair. They set up and maintained computer systems, network infrastructure, and Wi-Fi. The team also quickly addressed any technical issues, ensuring a smooth experience for event organizers and attendees.
- **Cybersecurity Training for County Employees** - The DC Cybersecurity Team is dedicated to ongoing training and education efforts on protecting County data from cyber threats. Last month, employees participated in a quarterly training campaign to raise awareness about the risks and realities of how cybercriminals are using Generative AI in their attacks. The training campaign yielded 97% of County employees taking the class. These classes continue to strengthen County Employees' capabilities to recognize and report suspicious and fraudulent activity.

CURRENT IT PROJECTS

Project Name/ Initiative	Project Description	Dept/Office
Zoning Statutes Codification Project	This is a modern zoning and subdivision solution to streamline the update and maintenance of municipal codes, enhancing efficiency.	Community Development
Copilot Use/Rollout Strategy	Evaluation of the County's technology infrastructure to ensure the safe and ethical adoption of Microsoft M365 Copilot.	Enterprise
.gov Migration Project	Enhance security and citizen confidence by migrating Douglas County websites, email addresses, county collateral, and processes to a .gov domain (from the CO.US domain).	Enterprise
ArcGIS Web App Builder Migration	This project will migrate GIS applications to modern Esri-supported tools, ensuring ongoing functionality, security, and supportability.	Enterprise
WorkSMART Budget/Finance	As part of the JDE replacement program, we aim to streamline business processes and improve data accuracy through modernization of the County's outdated finance, accounting, budget, and procurement processes by implementing a Enterprise Resource Planning system.	Enterprise
WorkSMART HR/Payroll	As part of the JDE replacement program, we aim to streamline business processes and improve data accuracy through implementation of a Human Capital Management platform to monitor and enhance the entire employee lifecycle comprehensively.	Enterprise
Next-Gen Teams and SharePoint	This initiative is designed to streamline collaboration by leveraging Microsoft Teams and SharePoint.	Enterprise
IT Support for County Board of Equalization (CBOE)	From August until November, IT will provide technical support to ensure seamless and efficient phone or teleconference hearings for the County Board of Equalization (CBOE) appeals process.	Assessor & Administration

EventPro Fair & Parks DB Split	This project will adjust the Fairgrounds Department's system to meet specific operational needs, allowing for more flexibility and control. This shift will improve staff efficiency and support a better client experience.	Fairgrounds and Parks & Trails
Recreation Opportunity Public Map	Develop a comprehensive, up-to-date map showcasing recreational opportunities across the county. This initiative is designed to improve public access to information about parks, trails, open spaces, and other amenities, making it easier for residents and visitors to explore and enjoy the county's outdoor offerings.	Parks
Address Verification Program	Develop a comprehensive mapping system for multi-unit addresses to improve the accuracy and efficiency of emergency response. This initiative supports dispatch operations and ensures compliance with Next Gen 911 standards while meeting key stakeholders' operational needs, such as the Assessor, Treasurer, and Community Development.	Sheriff's Office
Windows 11 Migration Project	Rolling out Windows 11 to all County devices in phases, delivering enhanced security, modern features, and a streamlined user experience with minimal disruption.	Enterprise

Commissioner Work Session – August 11, 2025

- Open Space and Natural Resources Updates** – The Board was given updates on the following:
 - Wildcat Regional Park Transfer and Funding Request from Highlands Ranch Community Association** – Discussion included the transfer of 202 acres to HRCA conditional on them completing the development of passive recreation within three years. The land disposal process is scheduled for the August 26th Land Use meeting. HRCA's role is to undertake the planning and design work and upon transfer they would take over the long-term maintenance and ownership. Also discussed was HRCA's financial capacity to develop the park based on Commissioners' expectations. Funding from the County is estimated at \$3.6 million. More to come on this project.
 - Potential Acquisitions** – An executive session was held to discuss potential purchase, acquisition, lease, transfer of sale or sale of any real, personal or other property interest.
 - Open Space 30th Anniversary Celebration** – Scheduled for September 22nd as an Open Space Day at Sandstone Ranch, with a goal to bring as many volunteers and open space supporters as possible to the celebration that will showcase all county open space and historic preservation.
 - Disc Golf Request** – A recently received request that the County invest in another disc golf course was discussed. Staff informed the Board that there are currently four courses in the County: Rhyolite Park, Matney Park in Castle Rock, one in Parker and the course in Castle Pines that the County made a recent investment in. Commissioners were not in support of directing funding to another course and instead course is not seeing much use, or encourage disc golf projects for Eagle Scout projects or other volunteer-initiated projects to develop a plan to present to the County for funding consideration.
- Entryway Signs Updates** – The meeting was attended by Public Works and Engineering staff and Consultants that are developing the designs. The Consultants presented some designs, based on input from staff and Commissioners to date. Discussion included options presented for both the north and south entry points into the County, budget considerations, potential external partners, and location approval challenges (property owner easements). Commissioners provided feedback on the designs, staff will facilitate meetings with property owners, consultants will refine the pricing based on the changes discussed, and a follow-up meeting will be scheduled in the next few weeks for final Board sign-off.

Commissioner Work Session – August 12, 2025

- **State Strategic Growth Legislation** – The Board was briefed on State legislation passed in 2024 and 2025 relating to on strategic growth, its reporting requirements, potential impacts on the County, and the proposed course of action.
- **Childcare Tax Incentive** – The Board discussed a proposed childcare property tax incentive program for Douglas County, developed under Senate Bill 2024-002, to address the critical shortage and high cost of childcare, particularly for infants and toddlers, and to support the local workforce. Senate Bill 2024-002 empowers counties to offer property tax credit or rebate and staff is recommending a rebate structured program for ease of implementation. The program proposes a property tax rebate structure for qualifying childcare providers with a base 75% rebate and an additional 25% for those serving infants and toddlers. The estimated fiscal impact is \$800,000 annually, impacting 58 commercial and numerous residential providers. The Commissioners expressed strong support for the program.
Motion – Direct staff to prepare and bring back to the Board a resolution establishing a childcare property tax incentive program with the 75%/25% distribution discussed. The Resolution will be formally approved at an upcoming Business Meeting.
- **Aging Resources of Douglas County Facility Space** – This discussion was a combination of department/organization relocations from one facility to another and addressing the needs of each. Departments/organizations involved: Relocation of Veteran’s Services and Aging Resources of Douglas County to the former Health Department building at 410 S. Wilcox; possible relocation of Communications staff to either Lansing Point, Wilcox Basement (after relocation of Veterans Services), or space in the Human Services Building that may also house Judicial Services; possible move of Community Services staff to Lansing Point for continued relationship and collaboration with HEART and CRT Teams. Also suggested was establish a dedicated Commissioner space at Lansing Point as part of a satellite option for a boardroom or shared working space. The goal of these moves is to repurpose existing facilities to meet department needs and improve public access to transportation (particularly for older adults) by providing satellite locations for County services. Commissioners provided feedback and staff will continue the planning processes.

Commissioner Work Session – August 18, 2025

- **Castle View Lighting Discussion** – Community members requested this discussion because they were unable to provide comments at a recent Parks Advisory Board meeting to advocate for funding for this project. The discussion included a proposal to install lights at Castle View High School's athletic fields to offset the loss of a county-owned baseball field, which is being removed for Fairgrounds expansion, the community-wide benefit for youth sports and the financial investment required. The Commissioners asked for the following: clarification of the exact cost, formal letter of support from the School Board and possibly a financial commitment, estimate of on-going maintenance and upkeep costs, forecast of field usage for revenue potential and public benefit, and explore possible partnerships with local organizations like Raptors and Youth Athletics. This information will be brought back to the Board at a later date for evaluation of the funding request for field improvements estimated at \$475,000 versus estimated cost of \$1.2million for a new field.
- **2025 Fair & Rodeo Recap & Policy Discussion** - Fair staff presented an overview that included overwhelmingly positive statistics on attendance, revenue, and marketing, while also addressing areas for future improvement such as traffic management, expanded concert series, and enhanced support for the Fair Royalty program. Also discussed was implementing a new Board management program, to increase transparency and engagement with the Fair Board and hosting a dinner for the Fair staff and volunteers to express gratitude.

Commissioner Work Sessions – August 25, 2025

- **Legal Updates - Executive Session – No Notes**
- **Link On Demand Update** – County staff was joined by representatives from the Via team for an update on the Link On Demand success and popularity with the residents of Highlands Ranch since its recent opening. The discussion included the Board’s vision for countywide service that will include expanding service to Stonegate, Parker, and Castle Rock and possibly Sterling Ranch and Roxborough. Several scenarios were presented along with funding strategies and potential partnerships. The Via Team will fine tune their presentation and bring back for additional discussion in the next week or two. A Summit with municipalities to discuss the expansion is scheduled for Sept 8th.
- **High Line Canal Conservancy Update** – Representatives of the High Line Canal Conservancy attended the meeting and provided an overview of the role of the Conservancy. They also presented information on two projects related to the portion of the Canal in Douglas County; the Origin Trailhead and the Plum Creek Gap. Discussion included what the projects will entail and the associated costs that the Conservancy was asking for County support for.
Motion #1 – Work with High Line Canal Conservancy on the Origin Trailhead to firm up the agreement for the County’s contribution of \$450,000.
Motion #2 – Directed staff to proceed with pursuing a feasibility study on the Plum Creek Gap project to include all options and grant opportunities.

Commissioner Administrative Session – August 25, 2025

- **Douglas County Community Foundation (DCCF) Heros Gala Funding Request** – A request for a \$200,000 match for the third annual Heroes Gala was discussed. DCCF also requested a reallocation of the \$200,000 funding – \$100,000 going directly to the Community Emergency Relief Fund (CERF) and \$100,000 be included in the amount to be earmarked for community grants to non-profits. Discussions included the continuing partnership between the County and DCCF; reasoning for the change in funding allocation; examples of DCCF success with mentoring and assisting non-profits to operate effectively; fundraising challenges and strategy. The Commissioners expressed support for the matching funds in the amount of \$200,000 that will be submitted for formal approval at an upcoming Business Meeting.
- **Homelessness Executive Order Discussion** - Staff presented policy recommendations to align federal resources with Douglas County's "housing plus" model and advocate for changes in federal funding distribution, such as transitioning to a block grant system for homeless services. Draft letters to federal officials were reviewed and the Commissioners offered suggestions. Staff will incorporate the suggestions in the letters and will be reviewed again for approval to send.

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/07/25	Castleton Center Filing 2, Lot LI-7	Create 26 condo units ranging between 8798 sq. ft. and 6433 sq. ft.	Administrative Replat	SB2025-028
3	08/08/25	Sterling Ranch Filing 7A	Request for 514 residential lots and two superblock lots for future development.	Final Plat	SB2023-058
2	08/11/25	3640 N State Highway 67	Entertainment Event Permit for fundraising event and concert for 250 people.	Minor Ent Event	EE2025-005

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	08/11/25	Grand View Estates, Lot 3 and southern half of Lot 2, Block 24	Request for a Lot Line Vacation between Lot 3 and southern half of Lot 2 to accommodate construction of house.	Administrative Replat	SB2025-027
2	08/11/25	13350 South Perry Park Road	Mental Health event with expected attendance of 200-300 individuals.	Minor Ent Event	EE2025-004
1	08/12/25	MIBC Filing 5, 11 th Amd Lot 4A-1E-2, 1 st Mod	Request to add storage for pool chemicals to meet fire code standards.	SIP Modification	SP2025-064
2	08/12/25	Chateau Valley Site Development Plan	Town of Castle Rock for the Chateau Valley Site Development Plan (SDP).	External Referral	RE2025-117
1	08/14/25	East Aurora Parkway ISP	2 nd request - City of Aurora - road connection due to the approved Prairie Pt MP	External Referral	RE2025-128
2	08/14/25	Castle Meadows, Filing 1	2 nd Referral request from the Town of Castle Rock for the plat of Castle Meadows, Filing 1.	External Referral	RE2025-125
2	08/14/25	Canyonside Sub Filing 2, 3rd Amd	City of Castle Pines for a Final Plat Vacation for the Canyonside Filing 2, 3rd Amendment.	External Referral	RE2025-124
	08/15/25	Natural Medicine Businesses DCZR Amd Sec 11-14, and 21	Proposed amendments for Natural Medicine Business Regulations.	Document and Regulation	DR2024-003
	08/15/25	Accessory Dwelling Unit, DCZR Amd, Sections 3-7 & 36	Proposed amendments to allow for Accessory Dwelling Units (ADUs).	Document and Regulation	DR2024-001
1	08/18/25	9005 Miller Rd	Request for Dish Wireless to collocate on existing Xcel tower.	Site Imp Plan	SP2024-011
3	08/18/25	Sterling Ranch Filing 7A, 1st Amendment	Request to adjust lot lines for lots 322-325 and 362-372.	Administrative Replat	SB2025-001
3	08/19/25	Sterling Ranch Filing 7A, Tract U	Construction of a 5.58-acre park within Filing 7A of Sterling Ranch.	Location and Extent	LE2025-011
3	08/19/25	Sterling Ranch Filing 3A, 3 rd Amd, Lot 324-A	Request for wayfinding entry monument in Sterling Ranch Prospect Village.	Location and Extent	LE2025-010
1	08/21/25	Condominium Plat Process Amendment	City of Lone Tree - Amendment to their Condominium Plat Process, Chapt 16 & 17	External Referral	RE2025-130
3	08/25/25	Highlands Ranch Filing 118M, Lot 5, 2 nd Mod	Eligible Facilities Request (EFR) to add 3 radios, 1 hybrid cable and 6 diplexers to existing cell site.	SIP Modification	SP2025-059
2	08/26/25	Bluffs At Castle Pointe, Tract 16	Request for an Admin Variance due to existing deck encroaching into setbacks.	Administrative Variance	VA2024-004

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	07/16/25	Grand View Estates, Lot 3 & southern half of Lot 2, Block 24	Request for a Lot Line Vacation between Lot 3 and southern half of Lot 2 to accommodate construction of house.	Administrative Replat	SB2025-027
2	07/17/25	6310 Dakan Road	1-day fundraising Event for 300 people for Forever Colorado BBQ (Colorado Cattlemen's Agricultural Land Trust).	Minor Entertainment Event	EE2025-006
2	07/17/25	Bears Den Rural Site Plan, 2nd Exemption	Keeping of more than 4 household pets (kennel or aviary).	Use by Special Review	US2025-012

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	07/21/25	Compark Business Campus Metro Dist, 1 st Amd	Compark Business Campus Metro District, 1st Amendment.	Service Plan Material Modification	SV2025-006
1	07/21/25	Stonegate Filing 2, 2nd Amd, Tract A	Request for broadband equipment building.	Site Imp Plan	SP2025-052
3	07/25/25	3280 Redstone Park Cir, 6th Revision	Replace a cell communications facility approx 7' from the existing location.	SIP Revision	SP2025-054
3	07/28/25	Sterling Ranch Filing 7A, Tract U	Construction of a 5.58-acre park within Filing 7A of Sterling Ranch.	Location and Extent	LE2025-011
2	07/28/25	9560 S East Cherry Creek Rd	Request to allow 14 horse lessons per day.	Use by Special Review	US2025-003
3	07/28/25	Sterling Ranch Filing 3A, 3 rd Amd, Lot 324-A	Request for wayfinding entry monument in Sterling Ranch Prospect Village.	Location and Extent	LE2025-010
2	07/29/25	Pinery West Underground Feeder Extension	Request for a Location and Extent (L&E) to construct a new underground distribution feeder that is 1.80 miles in length.	Location and Extent	LE2025-012
2	07/29/25	1433 Lake Gulch Rd	Request for a Major Entertainment Event for a seasonal pumpkin patch.	Major Ent Event	EE2025-008
3	07/30/25	Blakeland Ind'l Park, 3 rd Amd, Lot 4A & 4B	Request to combine two commercial lots into one lot.	Administrative Replat	SB2025-016
3	07/30/25	Town of Sedalia, Block 7, Lots 9 through 14	Request to convert a restaurant to an event center use with shows and classes.	Use by Special Review	US2025-009
2	07/31/25	Elk Ridge Estates Exemption, 9th Amd	Adjust residential building envelope (Lot 25) in a Rural Site Plan community	Exemption	EX2025-006
1	07/31/25	RidgeGate Zone 3 Water Main	Construct a water main to support development within the City of Lone Tree.	Location and Extent	LE2025-009
3	07/31/25	6359 Airport Rd	2-day Colorado Highland Games Festival in September.	Major Ent Event	EE2025-007
2	08/01/25	Castleton Center Filing 2, Lot LI-7	Create 26 condo units ranging between 8798 sqft and 6433 sqft.	Administrative Replat	SB2025-028
2	08/04/25	7522 S. Pinery Drive, 1st Revision	Change the use of the property to include Veterinary Services.	SIP Revision	SP2025-061
2	08/06/25	9998 South Perry Park Road	Request for a Zone Map Change of 115 acres from RR to A-1	Zoning Map Change	DR2025-004
3	08/06/25	Range Metropolitan District	Range Metropolitan District Service Plan, 1st Amendment.	Service Plan Material Mod	SV2025-007
3	08/07/25	3900 Grace Blvd, 15th Revision	Request to add 7,500 SF food pantry building to existing church.	SIP Revision	SP2025-062
2	08/11/25	3879 N State Highway 83	Expand multi-year fall festival to operate Wed-Sun over 5 weeks in Sept and Oct.	Major Ent Event	EE2025-009
	08/13/25	Planned Dev, DCZR Amendment, Sec 15	Proposed amendments to the Douglas County Zoning Resolution	Document and Regulation	DR2025-005
3	08/14/25	Sterling Ranch Planned Dev 11 th Amd	Clarify trail uses permitted within the Willow Creek Wildlife Corridor.	Planned Dev - Admin Amd	ZR2025-005
1	08/21/25	Pinery Planned Dev, 33rd Amendment	Mini warehouse use in Business Park Planning Areas.	Planned Dev - Major Amd	ZR2025-006

Upcoming BOA Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/30/25	Woodmoor Mountain Ranch Filing 1, Lot 35	Variance for 2 existing structures that encroach into the 40' street setback.	Variance	VA2025-008
3	09/30/25	Appeal of 5997 Ron King Trl, 2 nd Rev SIP Approval	Request to appeal the approval of the Site Improvement Plan Revision of 5997 Ron King Trail, 2 nd Revision.	Appeal	VA2025-009

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	09/08/25	Pinery Meadows Preliminary Plan	40 attached and 96 detached single-family lots on 39.5 acres	Preliminary Plan	SB2025-009
2	09/08/25	Meribel Village Filing 1, 9th Amendment	Zone Map Change for 6 lots from SR and LRR to A-1	Zoning Map Change	DR2025-003
2	09/08/25	Ridgegate Zone 3 Water Main	Construct a water main to support development within the City of Lone Tree.	Location and Extent	LE2025-009
1	09/22/25	Antelope Crossing Rezoning	Rezone a 42.24-acre parcel from A1 to RR for future development of single-family lots.	Rezoning	ZR2024-015
1	09/22/25	Antelope Crossing Minor Dev Plat	Subdivide a 42.24-acre parcel into 4 Single Family Residential Lots.	Minor Dev Residential	SB2024-066
	12/01/25	2050 Transportation Master Plan	Adoption of the 2050 Transportation Master Plan		

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/02/25	Sundown Oaks Metro Dist – New Service Plan	Set the hearing date for Sundown Oaks Metropolitan District – New Service Plan.	New Service Plan	SV2025-005
1	09/02/25	Piney Lake Trails Metro Dist 1 & 2, Amended & Restated Service Plan	Request for approval of an Amended and Restated Service Plan for Piney Lake Trails Metropolitan District Nos. 1 and 2.	Service Plan Material Modification	SV2025-001
1	09/02/25	Pinery Meadows Metro Dist – New Service Plan	New Service Plan for Pinery Meadows Metropolitan District Nos. 1 and 2.	New Service Plan	SV2025-003
2	09/02/25	Ramblewood Metro Dist – New Service Plan	Request for approval of a new service plan for Ramblewood Metropolitan District.	New Service Plan	SV2025-002
2	09/02/25	Ramblewood Planned Development	Rezone 176.79 acres from A1 and RR to PD to create 70 residential lots and 13.9 acres of open space.	Rezoning	ZR2024-031
2	09/02/25	Waiver of Central Services Requirement in Commercial Zone Dist – 2006 Kelty Rd	Request for approval of a waiver request from Section 1206 from the Douglas County Zoning Resolution.	Site Improvement Plan	SP2024-081
2	09/09/25	3879 N State Highway 83	Expand multi-year fall festival to operate Wed-Sun over 5 weeks in Sept and Oct	Major Ent Event	EE2025-009
2	09/09/25	Twin Oaks Rd & Clarkes Cir Rd Vacations	Vacate portions of Twin Oaks Rd and Clarkes Cir for Metro District gate installation.	Roadway Vacation	SB2025-026
3	09/09/25	6359 Airport Rd	2-day Colorado Highland Games Festival in September.	Major Ent Event	EE2025-007

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/09/25	Fee Waiver Request from Lone Tree Brewing Company in the Amount of \$175	Request for a fee waiver from Lone Tree Brewing Company in the amount of \$175 for the September 11 th Memorial Stair Climb 2025 at Rueter-Hess Incline.	Fee Waiver	
1	09/09/25	Cottonwood Metro Dist, Service Plan 1 st Amd	Service Plan Amendment to be heard on September 23, 2025.	Service Plan Material Modification	SV2025-004
3	09/09/25	1433 Lake Gulch Road	Request for a Major Entertainment Event for a seasonal pumpkin patch.	Major Ent Event	EE2025-008
2	09/09/25	Sundown Oaks Metro Dist, New Service Plan	Request for a New Service Plan for Sundown Oaks Metropolitan District.	New Service Plan	SV2025-005
1	09/23/25	Pinery Meadows Preliminary Plan	136 residential lots, 11 tracts & associated public and private roads on 39.5 acres	Preliminary Plan	SB2025-009
1	09/23/25	Cottonwood Metro District, 1 st Amd	Approval of service plan amendment for Cottonwood Metropolitan District.	Service Plan Material Mod	SV2025-004
2	09/23/25	Meribel Village Filing 1, 9 th Amd Replat	Replat 5 lots and vacation of Valerian Cir & Rose Crown Ct	Replat	SB2025-008
2	09/23/25	Meribel Village Filing 1, 9 th Amendment Zone Map Change	Request for a Zone Map Change for 6 lots from Suburban Residential and Large Rural Residential to Agricultural One.	Zone Map Change	DR2025-003
1	10/14/25	Antelope Crossing Rezoning	Rezone a 42.24-acre parcel from A1 to LRR for future development of single-family lots.	Rezoning	ZR2024-015
1	10/14/25	Antelope Crossing Minor Dev Plan	Subdivide a 42.24-acre parcel into 4 Single Family Residential Lots.	Minor Dev Residential	SB2024-066
2	10/28/25	Pinery Planned Development 31 st Major Amendment	Increase dwelling units in Planning Area 63 from 15 single-family detached lots to 44 single-family detached lots.	Planned Development – Major Amd	ZR2023-002

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/06/25	4010 Douglas Ave	Rezone approx 33 acres to PD for a new residential and commercial development.	Rezoning - Planned Dev	PS2025-170
3	08/06/25	Louviers Industrial Park, Lots 10, 11 & 12	Define the property and comply with an existing GESC plan.	Site Imp Plan	PS2025-167
3	08/07/25	Multiple Properties	Douglas County Dept of Public Works proposes a Biochar and E-waste recycling facility for public and county use.	Location and Extent	PS2025-165
1	08/08/25	Piney Lake Trails, Tract B	Establish a pocket park, play area and trails on their open space.	Location and Extent	PS2025-172
1	08/22/25	Core Knowledge Charter School, Lot 1	Create a temporary parking area for use during repaving of existing parking lot.	Location and Extent	PS2025-168
1	08/22/25	Multiple properties on Crowfoot Valley Rd	CMP Amendment in the High Plateau Sub Area to continue logical development infill.	CMP Amendment	PS2025-175
1	08/22/25	9335 Double Angel Rd	Core Electric Cooperative to install a new underground feeder	Location and Extent	PS2025-177
2	08/22/25	Surrey Ridge Units 1 through 4	All roads with Surrey Ridge Units 1-4 to establish a gated community Metro District.	Roadway Vacation	PS2025-174

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	08/22/25	River Canyon Filing 1A, Tract Q-1	The applicant proposes a Replat of Tract Q-1 for future golf course land.	Administrative Replat	PS2025-166

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/15/25	Bears Den Rural Site Plan 2 nd Ex, Parcel 16B	Building Envelope Adjustment to construct a new home and outbuildings.	Administrative Replat	PS2025-181

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	08/06/25	Agritourism Opportunities, DCZR Amendment, Sections 3, 4, 22B, and 36	Proposed amendments for Agritourism Opportunities.	Document and Regulation	DR2025-006
	08/06/25	Large Day-Care Homes, DCZR Amendment, Sec 21	Proposed amendments for Large Day-Care Homes.	Document and Regulation	DR2025-007
1	08/06/25	Lone Tree Public Works Facility	City of Lone Tree for the Final Plat for Lone Tree Public Works Facility.	External Referral	RE2025-129
1	08/07/25	Condominium Plat Process Amendment	City of Lone Tree for an Amendment to their Condominium Plat Process, Chapt 16 and 17.	External Referral	RE2025-130
2	08/08/25	3879 N State Highway 83	Expand multi-year fall festival to operate Wed-Sun over 5 weeks in Sept and Oct	Major Ent Event	EE2025-009
3	08/11/25	Sterling Ranch Planned Dev, 11 th Amd	Clarify trail uses permitted within the Willow Creek Wildlife Corridor.	Planned Dev - Admin Amd	ZR2025-005
3	08/11/25	3900E Grace Blvd, 8th Revision, 4th Mod	Request to modify rooftop equipment for T-Mobile facilities.	SIP Modification	SP2025-063
1	08/11/25	MIBC Filing 5, 11 th Amd Lot 4A-1E-2, 1 st Mod	Request to add storage for pool chemicals to meet fire code standards.	SIP Modification	SP2025-064
1	08/12/25	11866 Heirloom Parkway	SIP for a church and related improvements.	Site Imp Plan	SP2025-065
2	08/13/25	Brickyard Filing 1, Amendment 1	Town of Castle Rock for an amendment to the plat for Brickyard Filing 1.	External Referral	RE2025-132
2	08/13/25	Lot 1B, Block 9, Citadel Station Filing 6, 4 th Amd	Town of Castle Rock - SDP detailing a 5,000 sf building with 2,000 sf of office space.	External Referral	RE2025-131
2	08/13/25	Sterling Tree Farm, Lot 25	Request for residential building envelope adjustment.	Administrative Replat	SB2025-029
1	08/14/25	Pinery Planned Dev, 33 rd Amd	Major Amendment to the Pinery PD for mini warehouse use in Business Park PAs	Planned Dev - Major Amd	ZR2025-006
2	08/14/25	Hidden Village Filing 1, 1st Amendment	Subdivide the property into two parcels of just over 5 acres each.	Replat	SB2025-030
1	08/15/25	DC School District RE-1 Sierra Middle School Addition	Referral request from the Town of Parker for a Site Development Plan detailing a 29,450 SF addition to Sierra Middle School.	External Referral	RE2025-133
1	08/18/25	10411 Cosmopolitan Circle	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-066

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/20/25	Fields Filing 1	RPlat Correction to reflect the correct metro district name in notes and certificates.	Administrative Replat	SB2025-031
2	08/21/25	The Peaks at Canyons	City of Castle Pines - SIP	Ext Referral	RE2025-134
2	08/22/25	Bridgeford Subdivision, Lots 1 & 2	Lot line adjustment to make space for an accessory storage structure.	Administrative Replat	SB2025-032
3	08/22/25	Highlands Ranch Filing 108E, 2nd Amd, Lot 6A, 3rd Mod	Eligible Facilities Request (EFR) to replace antennas and equipment on existing rooftop facility for AT&T.	SIP Modification	SP2025-067
1	08/25/25	Cottonwood Echo Suites	Town of Parker for a Site Development Plan detailing a 51,259 square foot hotel.	External Referral	RE2025-136
2	08/25/25	Canyons Far South Site Development Plan	3 rd referral request - Town of Castle Rock	External Referral	RE2025-135
1	08/25/25	8754 N State Highway 83, 1st Revision	Request to add antennas to an existing Verizon Wireless site.	SIP Revision	SP2025-068
3	08/25/25	7745 Moore Rd	October 18, 2025, and December 6, 2025, at Zuma's Rescue Ranch.	Minor Ent Event	EE2025-010
2	08/26/25	2330 Interstate 25	Sept 27 for 700 – 1,000 public attendees to foster agritourism.	Major Ent Event	EE2025-011

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	08/12/25	13218 Ranger Road	Request for a Legal Parcel Determination.	Legal Parcel Det	MI2025-018
1	08/12/25	13242 Ranger Road	Request for a Legal Parcel Determination.	Legal Parcel Det	MI2025-019

New Sign Permits

Dist.	Date	Project Title	Project Description	Project No.
3	08/13/25	Hunting Hill Filing 1, 10 th Amd, Most Lot 151A	Aventine Apartments - 2503 Primo Rd	SG2025-091
3	08/18/25	Highlands Ranch Filing 20, 14 th Amd, Lot 2A-2	Highlands Ranch Periodontics & Implants - 9090 Ridgeline Blvd Unit #225	SG2025-092

Liquor Licenses

Dist.	Date	License Type	Business Name & Address	License No.
3	08/15/25	Hotel and Restaurant Opt premises	Egg Harbor Cafe - 9579 S University Blvd	LL2025-062

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	06/23/25	Festival/Market	Zuma's Rescue Ranch - 7745 Moore Rd	LL2025-039
3	08/06/25	Cold Cases & Cocktails	HRCA - 4800 McArthur Ranch Rd	LL2025-061
2	08/19/25	Ponderosa Quarterback Club Pumpkin Patch Fundraiser	Ponderosa Quarterback Club - 3879 N State Highway 83	LL2025-063

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	08/20/25	Backcountry Wilderness Half Marathon	HRCA - 11035 Monarch Blvd	LL2025-064
3	08/20/25	Holiday Chamber Music	HRCA - 4800 McArthur Ranch Rd	LL2025-065
1	08/21/25	Sparta Fight Night 24	Sparta Foundation - 18850 Clarke Rd	LL2025-066
3	08/25/25	Octoberfest / Pig Roast	Knights of Columbus Council #1498 - 9905 Foothills Canyon Blvd	LL2025-067

Engineering Services Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Geopolymer Lining Project SP 2025-019	Jul. 21, 2025	Jul. 30, 2025	Aug. 12, 2025 <i>Six bids rec'd & under review</i>	Sept. 9, 2025

This project is anticipated to begin on October 1, 2025 and be completed in 365 calendar days (September 30, 2026). This project consists of repair of 1,494 linear feet of 90"-126" CMP storm and 201 linear feet of 54" CMP storm in various locations within Highlands Ranch and Roxborough Village with geopolymer lining and minor site work as needed per site.