

2025-2055 • DOUGLAS COUNTY

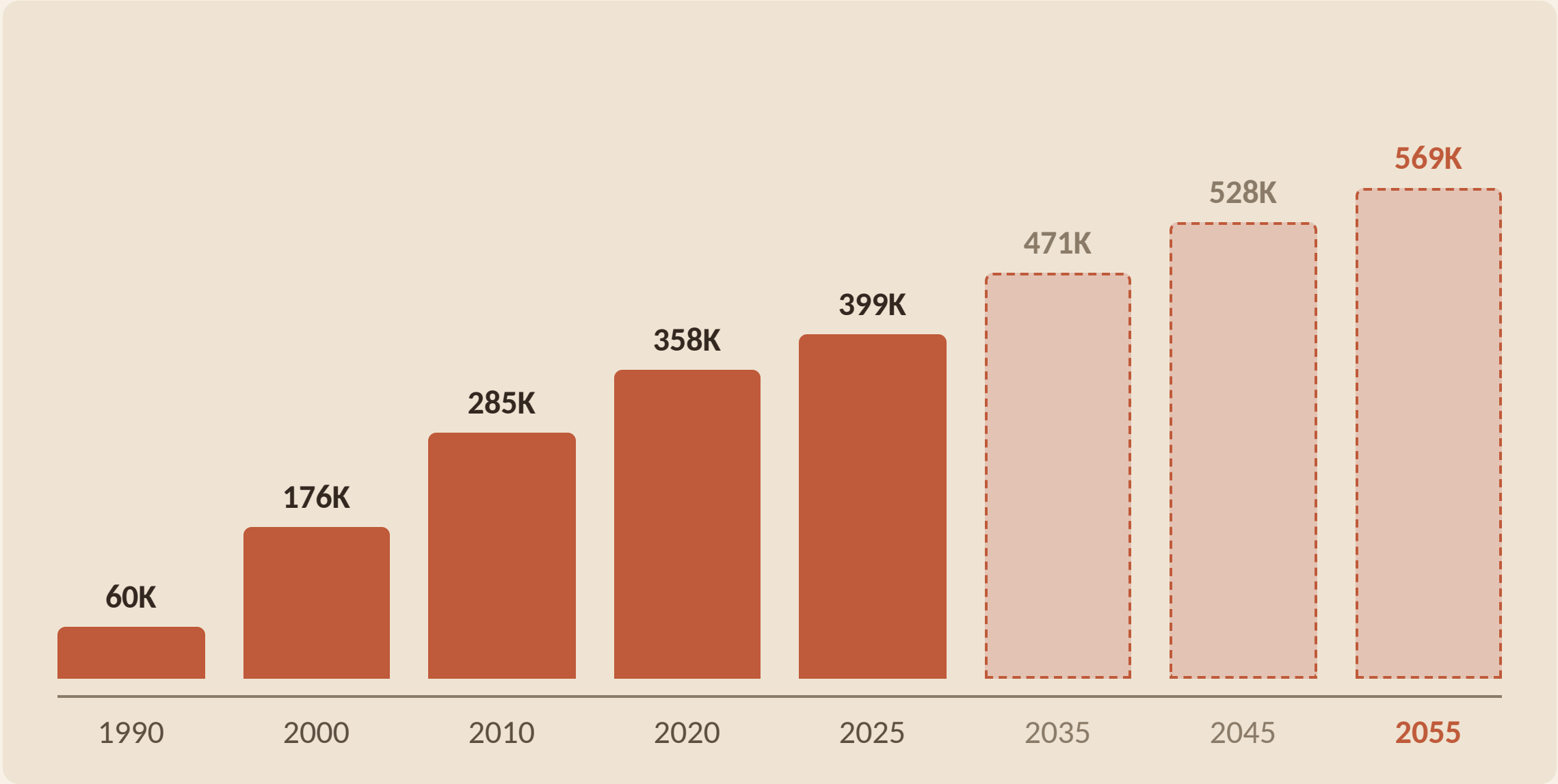
168,000 New Neighbors. Planning Starts Now.

How Douglas County has grown, where its four parishes sit today, and what the next 30 years mean for the Church, with a south Castle Rock mission of St. Francis of Assisi a likely next step.

THE GROWTH PATH

From 60,000 to 400,000 in 35 Years

Douglas County population, census and estimates (solid) and State Demography Office forecast (light)



6.6×

Growth since 1990 (60,391 residents)

+41,400

Residents added 2020–2025 (357,978 to 399,396)

+42%

Forecast growth by 2055, to about 569,000

THE NEXT 30 YEARS

168,000

About 400,000 people today, forecast to reach about 569,000 by 2055 — a 42% increase, and a county-wide need no single new church can meet.

NEW DOUGLAS COUNTY RESIDENTS BY 2055

PEOPLE PER PARISH

100K → 142K

County residents per parish today and in 2055 if the county still has only four

CASTLE ROCK

84K → 143K

Today's population and the town's high-end buildout projection

NEW CATHOLICS

~33,000

If 1 in 5 new residents is Catholic, the national share — several parishes' worth

THE COUNTY'S PLAN

Douglas County 2040 Master Plan

The county's land use map, with our four parishes added.

- 1 St. Francis of Assisi
- 2 Ave Maria
- 3 Pax Christi
- 4 St. Mark

WHAT IT SHOWS

Planned urban growth runs along the northern edge and down I-25 to Castle Rock. Most land to the south and west is non-urban, open space or national forest.

Map 1.1 Land Use
Comprehensive Master Plan 2040

Comprehensive Master Plan Areas

- Non-Douglas County Based Municipalities
- Chatfield Urban Area
- Primary Urban Area (PUA)
- Rural Communities
- Non-Urban Area
- Separated Urban Area (SUA)

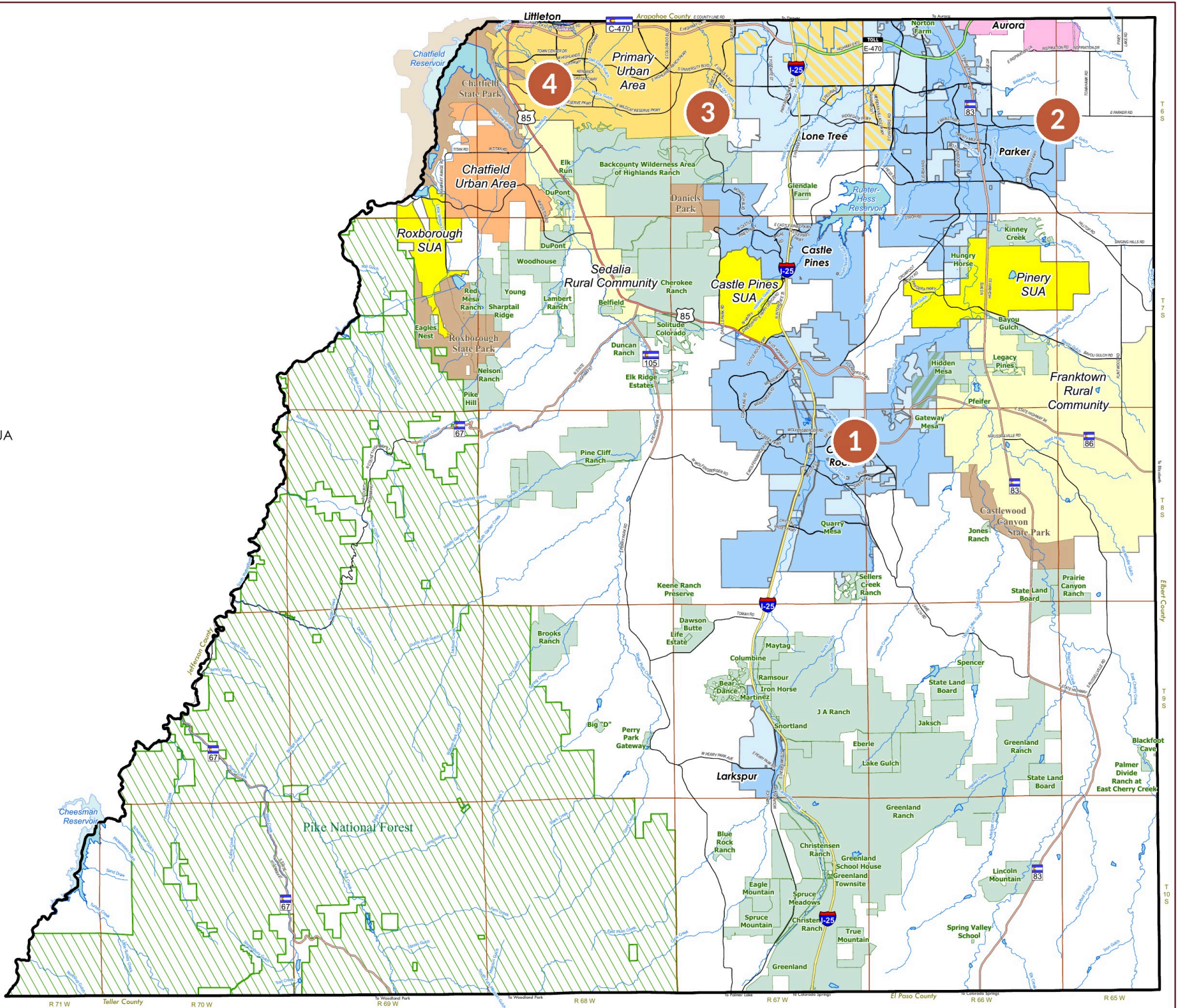
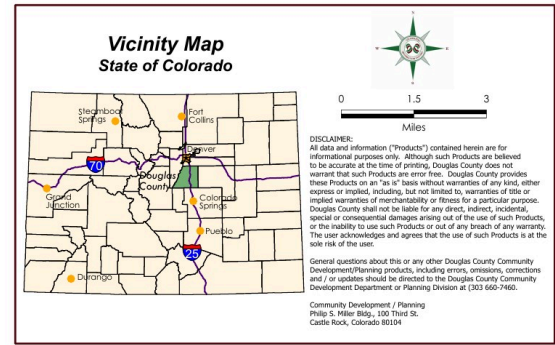
Municipal Planning Areas

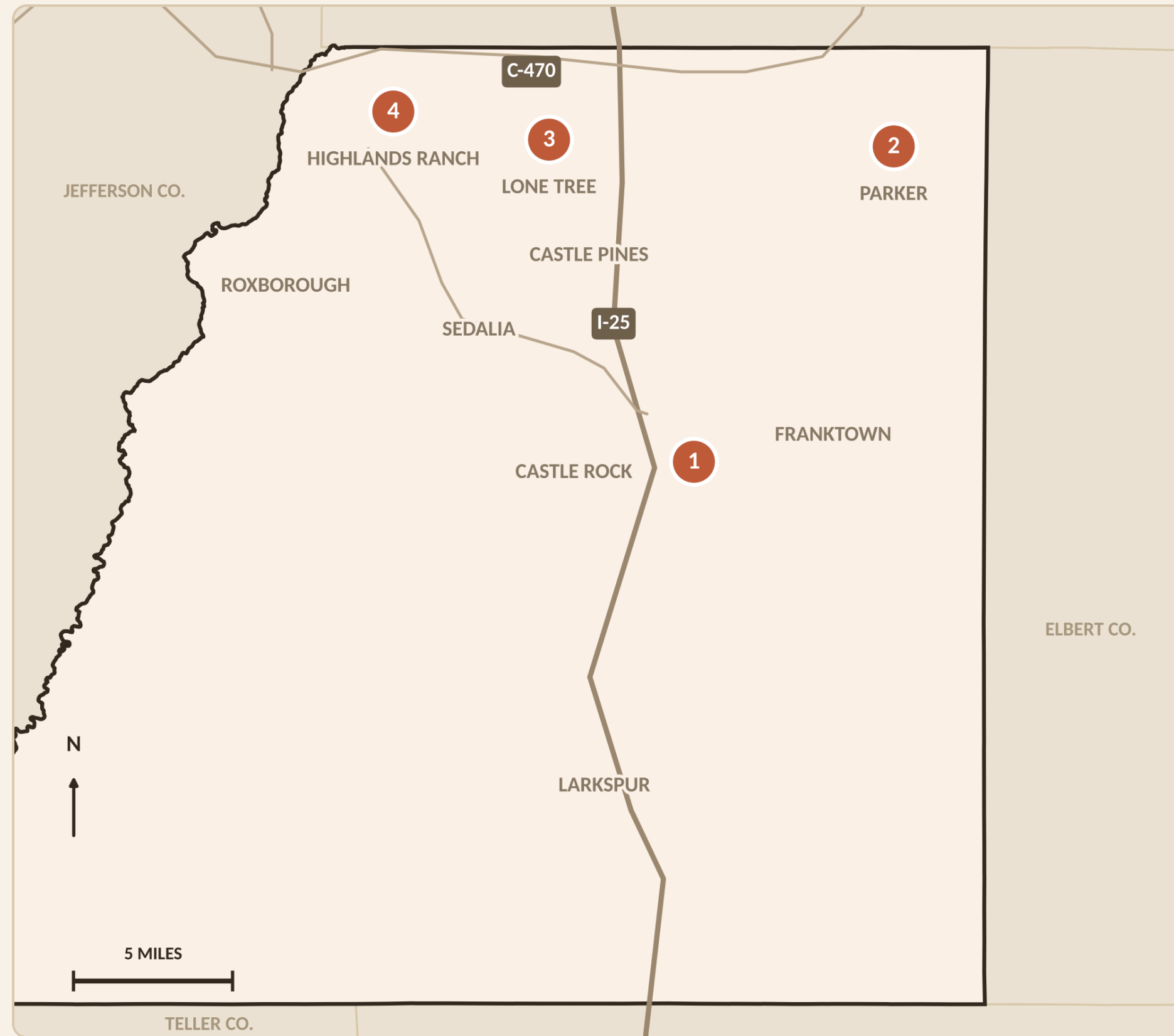
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA/SUA

Open Space & Parks

- Open Space
- County Open Space Within Incorporated Areas
- Parks
- Pike National Forest

- Townships
- Lakes
- Streams
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road





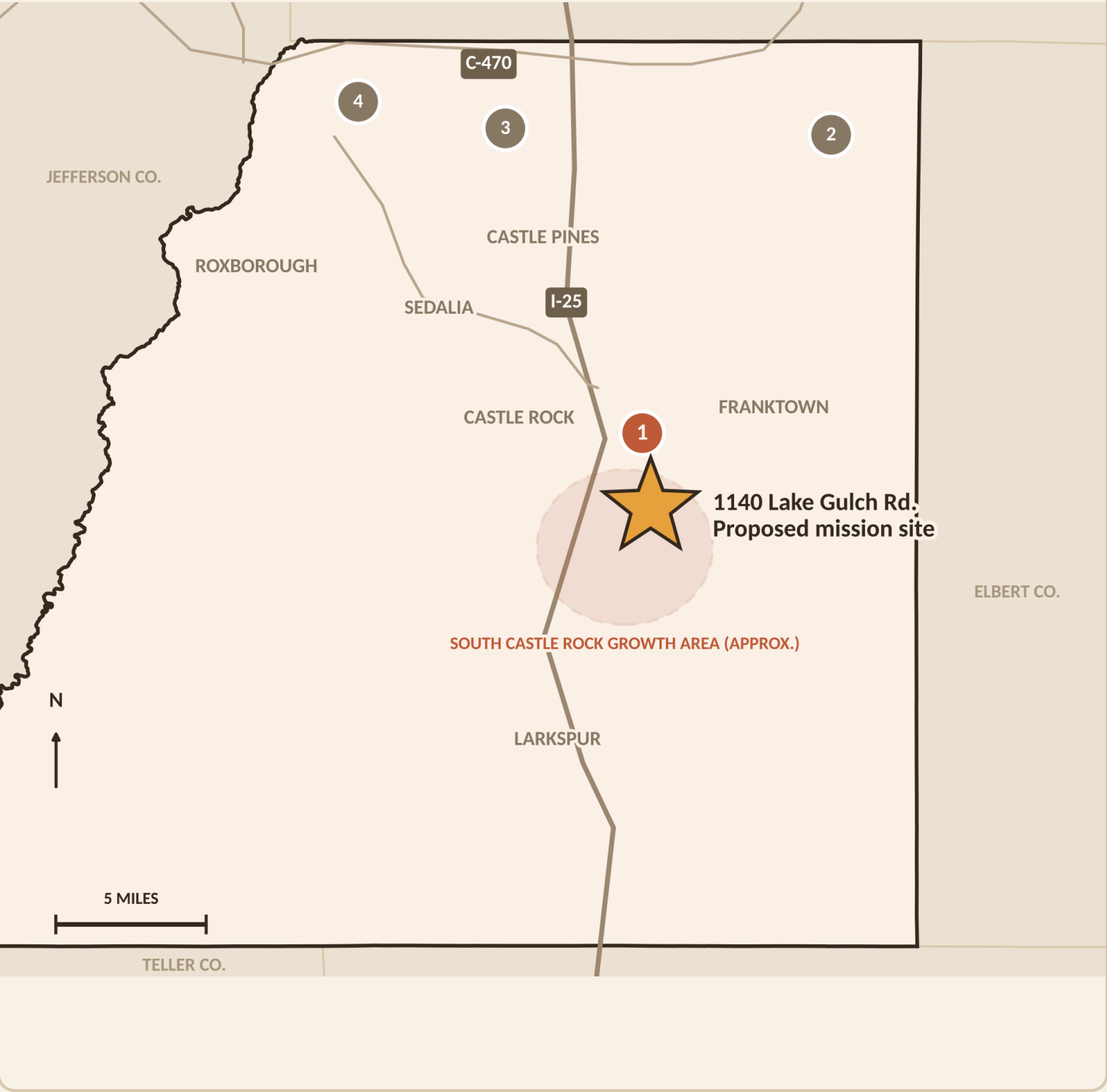
WHERE WE ARE TODAY

Catholic Parishes in Douglas County

- 1 St. Francis of Assisi**
2746 Fifth St., Castle Rock
- 2 Ave Maria**
9056 E. Parker Rd., Parker
- 3 Pax Christi**
10675 Jaguar Dr., Lone Tree
- 4 St. Mark**
9905 Foothills Canyon Blvd., Highlands Ranch

WHAT THE MAP SHOWS

Three of the four parishes sit within about 3 miles of the county's northern edge. St. Francis alone serves Castle Rock, Sedalia, Larkspur and Franktown.



A LIKELY NEXT STEP

1140 Lake Gulch Road

A proposed mission of St. Francis of Assisi in south Castle Rock, identified after five years of research.

- 2.5 mi** South of St. Francis of Assisi, the nearest parish
- 13+ mi** To the nearest parishes to the north, Pax Christi and Ave Maria, and 25 miles to St. Peter Catholic Church in Monument (El Paso County)
- None** No parish between here and the El Paso County line, about 15 miles south. Several large conservation easements in and around Greenland and Larkspur prevent development of any kind, so there is a general lack of developable land and of appropriate zoning, road access and utilities.

Straight-line distances, except St. Peter (approximate driving distance). Growth area shading is approximate.

Our Parishes Are Already Preparing

2

Ave Maria

Parker

12 acres

An additional land parcel at Motsenbocker and Hess Roads is being held for future growth of Ave Maria Church.

4

St. Mark

Highlands Ranch

Expanding

Growing for a variety of reasons, and expected to serve future growth of western Highlands Ranch south to Sterling Ranch.

1

St. Francis of Assisi

Castle Rock

Possible new mission

A proposed mission at 1140 Lake Gulch Road for south Castle Rock, after five years of research.

THE BIGGER PICTURE
Each parish is preparing for the growth in its own part of the county. The south Castle Rock mission is one piece of that larger effort.

WHERE TO BEGIN

Why Castle Rock Area for a New Mission Church?

Dawson Trails

5,850 homes and 3.2 million sq. ft. of commercial space along I-25 on the south end, with buildout projected around 2040.

New I-25 Access

The Crystal Valley interchange opened its first ramps in June 2026 and is set to finish in 2027, improving access to the south side.

Five Years of Research

The Lake Gulch Road site is the result of five years of work on this corridor, so it is ready to move forward now.

A LIKELY NEXT STEP, NOT THE WHOLE ANSWER

A mission of St. Francis at Lake Gulch Road serves one fast-growing corridor. Growth across Douglas County will call for more planning, and this effort can serve as an example of how to begin.