CONTINUING THE DISCUSSION ON GROWTH IN CASTLE ROCK

HORIZON LUNCH
MARCH 30, 2016

TOWN OF CASTLE ROCK
COLORADO

FOUR THINGS TO KNOW

ABOUT GROWTH IN CASTLE ROCK

As is typical in growing communities, there is active discussion about growth among Castle Rock residents. When it comes to growth, there are four things I want to emphasize:

1. The Town plans for high-quality growth
2. The Town's finances are strong
3. The Town hears the community's traffic concerns and is always working to respond and improve
4. The Town has plans to ensure adequate water supply exists for the community's future

This presentation will provide an overview of these issues. If you have questions that aren't covered, email me at dcorliss@CRgov.com. My business cards are in the back of the room.

WE PLAN FOR GROWTH

COMMUNITY VISION AND COMPREHENSIVE PLAN ARE BLUEPRINTS

- The Town's Comprehensive Plan and Town Code establish land-use requirements for development within Castle Rock
- The timing of actual development is driven by private landowners and market conditions – all subject to Town approval
- All Town services have long-range master plans to ensure high-quality service delivery
- The Town Vision, created by the community in 1999, says Castle Rock should become a world-class community with small-town character
- Development Services is staffed with experts who make sure developments advanced for Town Council's consideration match the community's vision and meet requirements

WE PLAN FOR GROWTH

GROWTH HAS BEEN PLANNED IN CASTLE ROCK FOR DECADES

- The Comprehensive Plan, updated in 2002 using community input, also recognizes our community's rapid growth and includes various plans for strategically managing that growth
- The Town would continue to grow in population absent any future annexations. That is because a large number of properties are already contractually entitled to additional development rights
- The Denver metro area and Douglas County have some of the strongest growth trends in the nation – growth is coming, and our plans seek to ensure that the many benefits of growth outweigh the costs

OUR FINANCES ARE STRONG

OUR BUDGET IS BALANCED; OUR APPROACH IS CONSERVATIVE

- The Town funds operating expenses with regularly occurring revenues, such as sales taxes or water charges – these revenues must exceed our expenditures
- Capital projects are primarily funded through growth revenues, including impact fees, and some financing
  - Often, we must accumulate these funds over several years and then spend them in future years
  - Sometimes, we utilize some financing as a portion of the funding mechanism on some major projects
    - These practices are well-planned and are common among our neighboring communities

OUR FINANCES ARE STRONG

OUR BUDGET IS BALANCED; OUR APPROACH IS CONSERVATIVE

- The Town has significant fund balance resources; however, most of those are identified or reserved for specific uses
  - A good example of this is reserves that exist for funding long-term water projects. It would be improper for the Town to use those funds instead for a road or fire station
- The Town's professional Finance Department staff scrutinizes Town spending and budget performance daily
- Additionally, an independent financial audit occurs annually, per Town charter

KEY TOPIC: 2015 FINANCIALS

REVENUES EXCEEDED EXPENDITURES IN 2015, EVEN WITH CAPITAL EXPENSES

- The Town ended 2015 strong, with preliminary figures showing revenues at $4.9 million in excess of expenditures across all funds
  - Total revenues were 3.1% over budget; 2015 sales tax revenue was 8% higher than 2014
  - Expenditures were 20%, or $46 million, under budget, due to the timing of capital projects
    - Some of these unspent funds will be re-appropriated in 2016 to accommodate these projects, including the North Meadows Extension, Phase Two of Philip S. Miller Park and long-term water projects

WE'RE ALWAYS WORKING ON TRAFFIC

- Community surveys and other feedback make it clear that traffic is a top concern in Castle Rock
- We are always working to respond and improve
- Some current projects to address traffic:
  - North Meadows Extension: will alleviate congestion at the Founders/Meadows interchange
  - Plum Creek Parkway improvements: will alleviate issues at the Plum Creek interchange and at Plum Creek and Wilcox and Plum Creek and Perry
  - Ridge Road: adding a traffic signal near King Soopers to allow for better traffic flow
  - Recent changes on Meadows Parkway have improved conditions there – all I-25 interchanges and state highways are under CDOT's jurisdiction

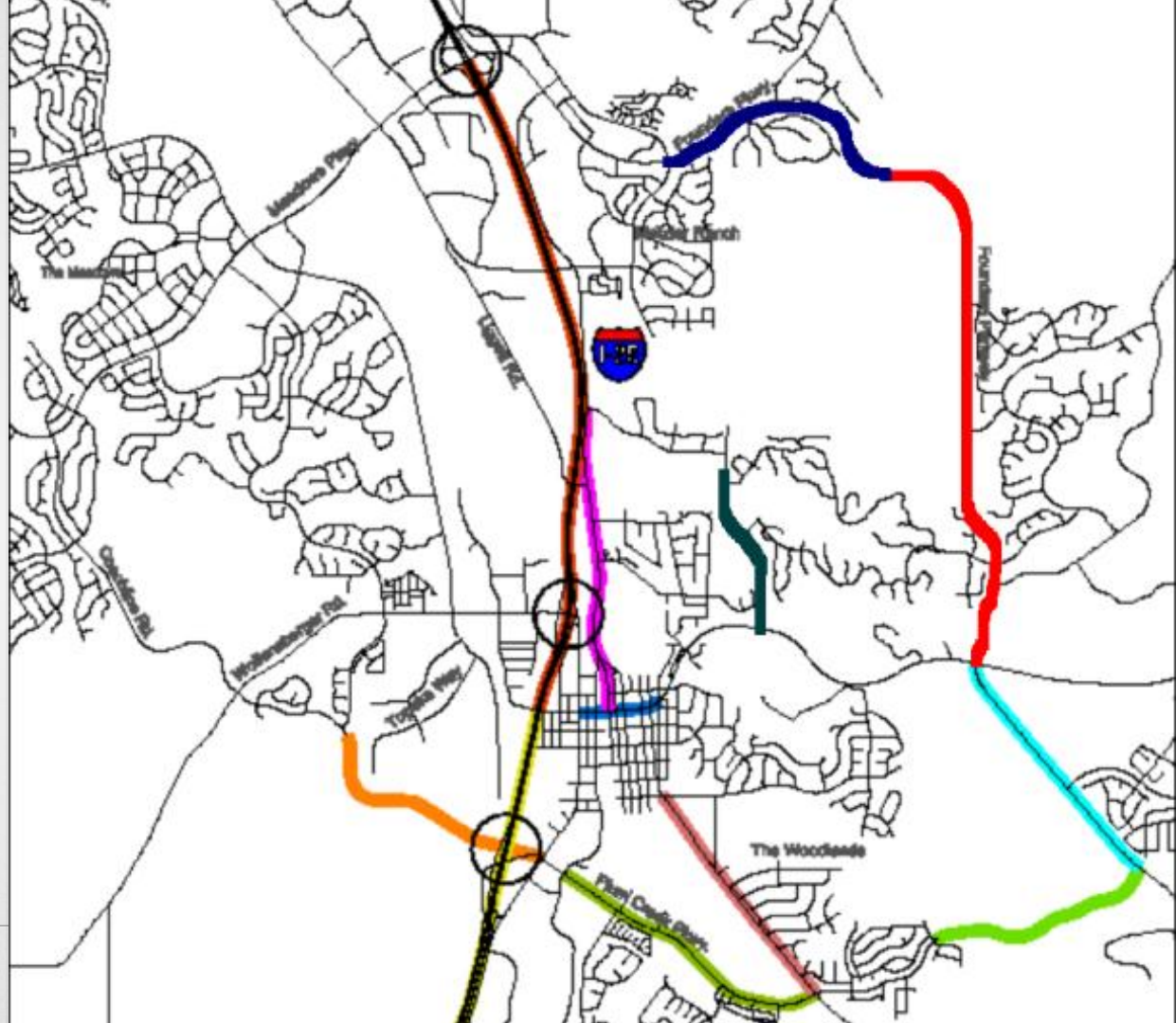
WE'RE ALWAYS WORKING ON TRAFFIC

- We're examining whether the fees new construction pays toward roads need to be adjusted
- We're also updating the Town's Transportation Master Plan, which lays out the strategies for accommodating increases in traffic within Town
- Participants in an online Town focus group that ended last month recognized that some improvements have been made, but even more are needed
- Currently, needed projects are prioritized and then completed as funding resources become available
  - With more funding, more projects could be completed more quickly

KEY TOPIC: TRAFFIC FLOW

Transportation system investments since 2003:

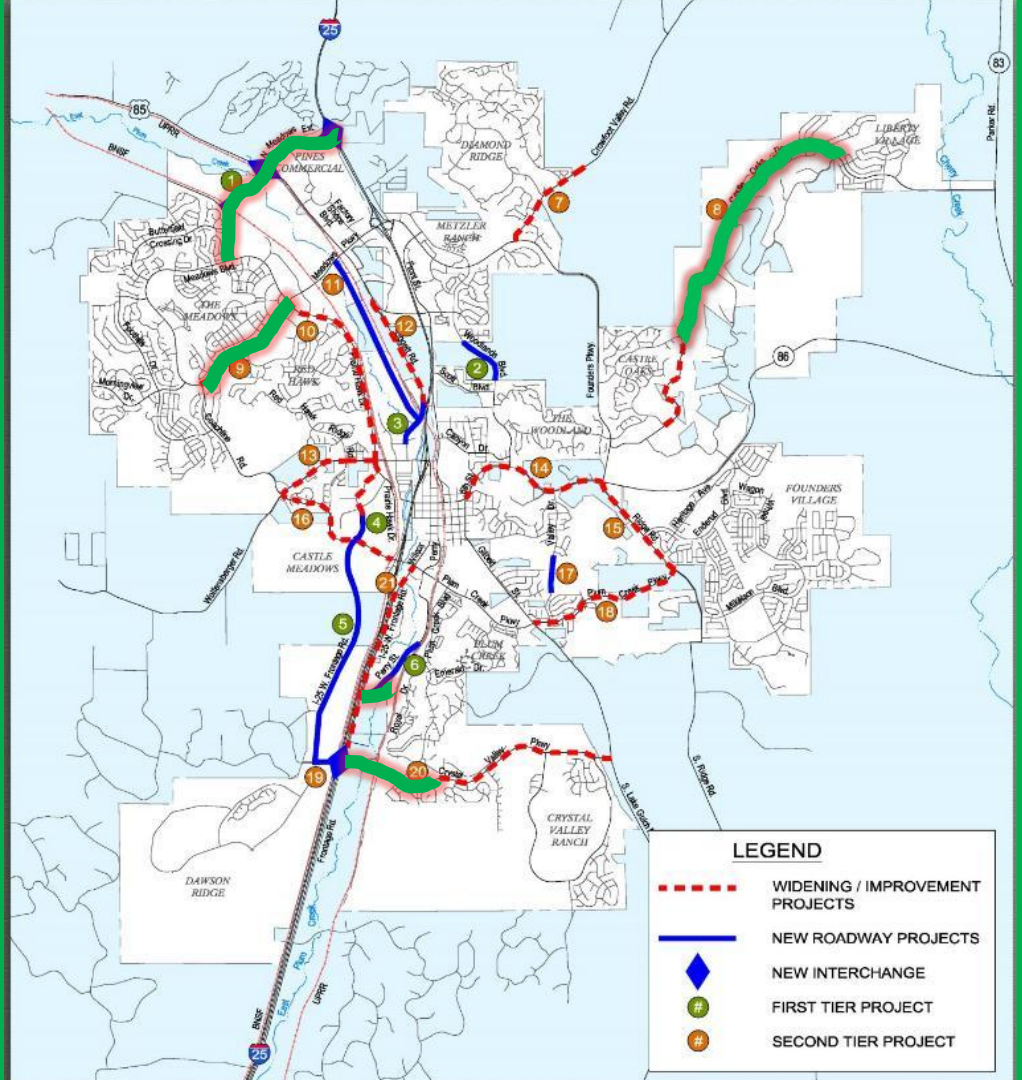
Close to $280 million

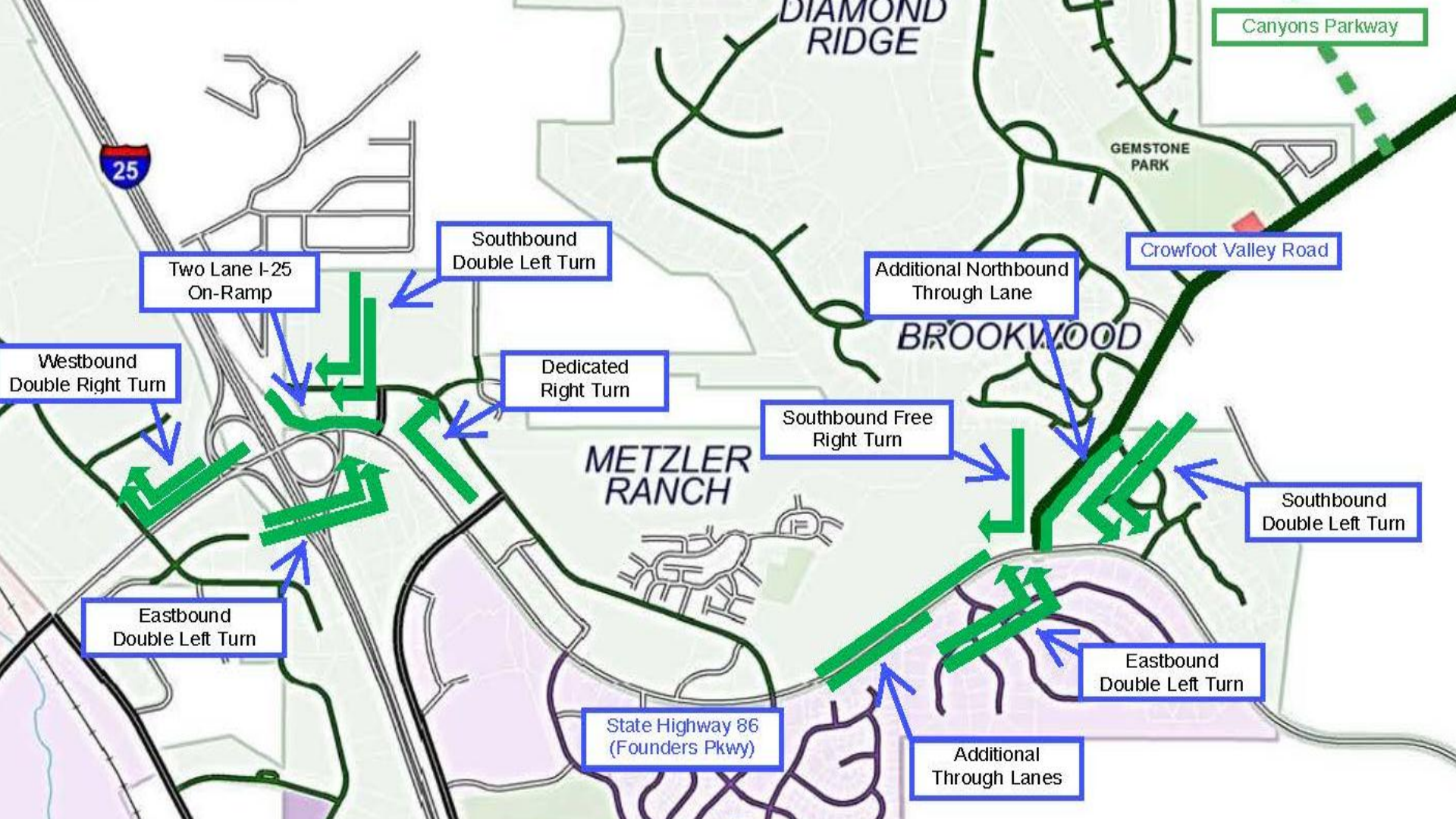


KEY TOPIC: TRAFFIC FLOW

Blue and red: projects identified as needed in 2010

Green: projects completed (or due to be completed this year) since the 2010 study

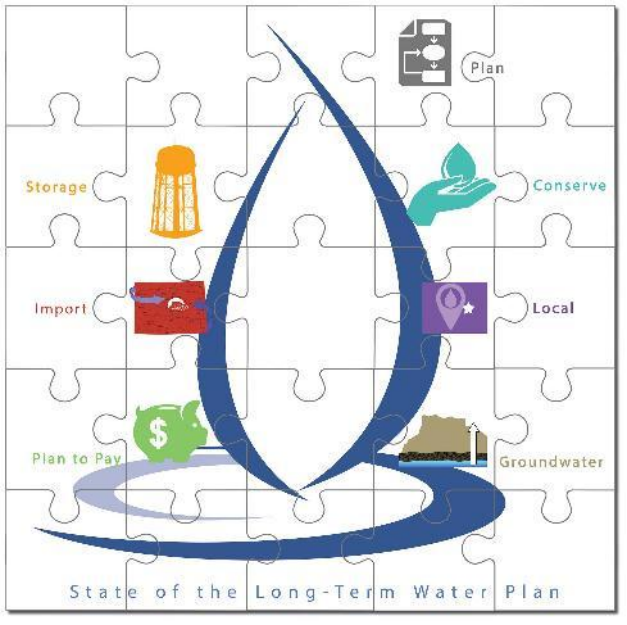



DIAMOND RIDGE
Canyons Parkway
GEMSTONE PARK
25
Southbound Double Left Turn
Two Lane I-25 On-Ramp
Additional Northbound Through Lane
Crowfoot Valley Road
BROOKWOOD
Westbound Double Right Turn
Dedicated Right Turn
Southbound Free Right Turn
METZLER RANCH
Southbound Double Left Turn
Eastbound Double Left Turn
Eastbound Double Left Turn
State Highway 86 (Founders Pkwy)
Additional Through Lanes

THERE'S A PLAN FOR WATER

WE'VE BEEN EXECUTING ON LONG-TERM WATER PLANS

- There are seven major pieces to the Town's long-term water plan:
  - Conserve: conserving water
  - Groundwater: maintaining our current groundwater supply
  - Import: importing renewable water supplies
  - Local: treating renewable water locally
  - Plan: strategically planning long-term water resources
  - Plan to pay: responsibly financing programs
  - Storage: storing supplies for the future



KEY TOPIC: LONG-TERM WATER PROJECTS

- 75% renewable water/25% deep groundwater is the future goal
- Storage: aquifer storage and recovery pilot test underway, along with Chatfield reallocation; Town owns storage in Rueter-Hess Reservoir
- Local supplies: alluvial well upgrades, Plum Creek diversion project and upgrades to PCWPF
- Imported supplies: WISE regional infrastructure under construction, and work continuing on Box Elder project
- Conservation: rebates and education are continuing
- Rates and fees will increase, but the goal is for that to occur incrementally

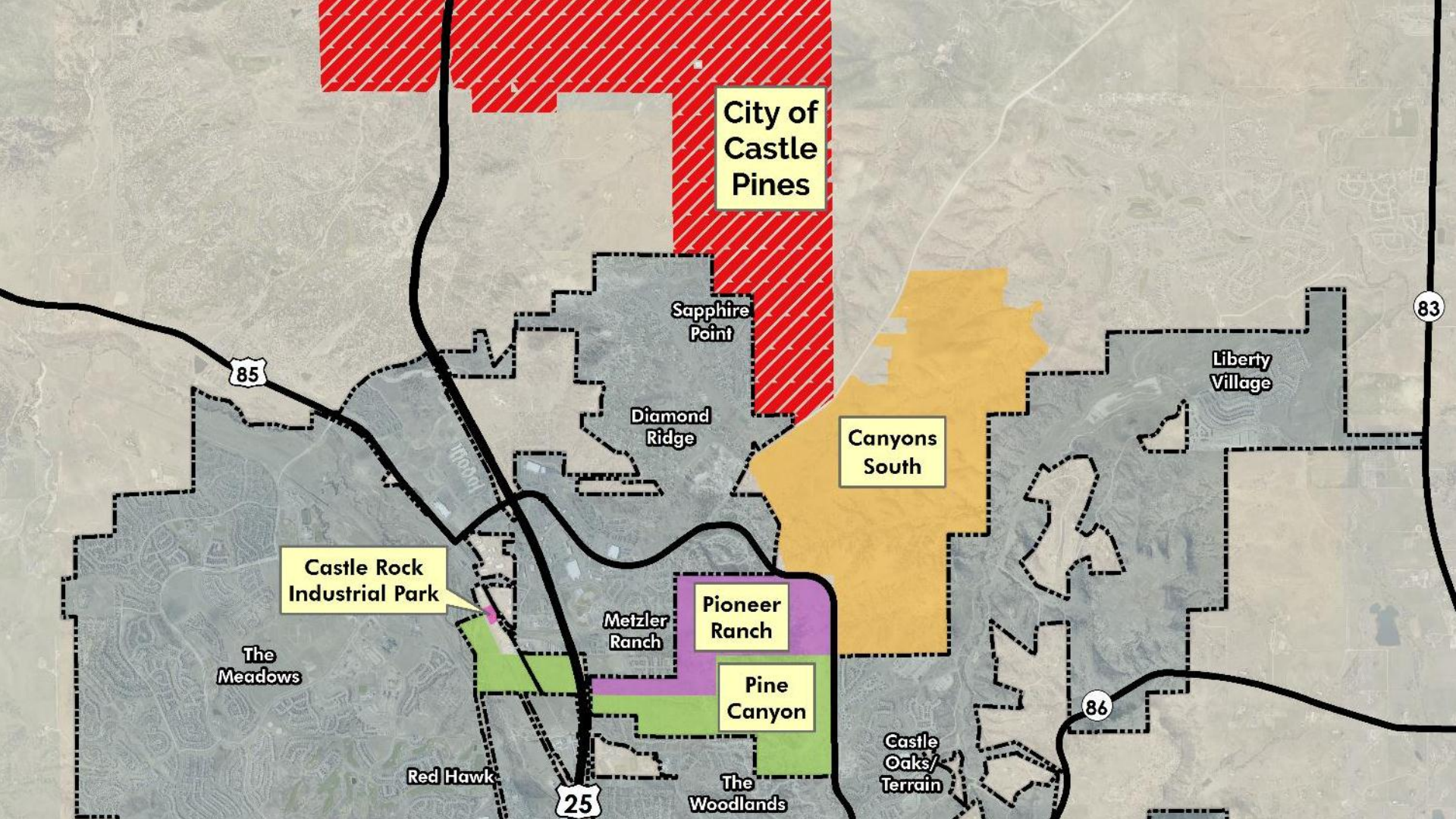
KEY TOPIC: WATER INVESTMENTS

Enterprise Fund	Development Fees – Last Five Years	Capital Investments – Last Five Years	Projected Development Fees Through 2050	Projected Capital Investments Through 2050
Water	$6.1 million	$8.1 million	$37.8 million	$110.6 million
Water Resources	$47.6 million	$44.7 million	$285.0 million	$323.9 million
Wastewater	$7.4 million	$13.7 million	$53.7 million	$78.6 million
Stormwater	$2.5 million	$7.3 million	$48.5 million	$31.3 million

KEY TOPIC: ANNEXATION

THREE MAJOR ANNEXATIONS ARE UNDER COUNCIL CONSIDERATION

- Annexation is the process by which a property within Douglas County becomes part of the Town's jurisdiction
  - Annexation requests are evaluated by Town staff and approved or disapproved by Town Council
- Annexation benefits the Town, because it allows the Town to have oversight of what develops on the land in question
- It also allows the Town to collect taxes and fees from the projects, whose residents would impact the Town's resources regardless of whether the land is annexed
  - Most notably, the Town collects impact fees from annexed properties to assist in building road, water system, parks, police and fire improvements that growth necessitates


City of Castle Pines
Sapphire Point
Diamond Ridge
Canyons South
Liberty Village
85
83
Castle Rock Industrial Park
Metzler Ranch
Pioneer Ranch
Pine Canyon
The Meadows
86
Castle Oaks/ Terrain
Red Hawk
25
The Woodlands

KEY TOPIC: ANNEXATION

THE TOWN WILL GROW REGARDLESS OF ANNEXATION DECISIONS

- If a property isn't annexed, the Town receives no contributions toward infrastructure needs
- The property tax generated from annexed areas also is expected to be valuable to the Town over the long term
- The three major annexations in question are still under consideration and negotiation
- Development agreements are required
- Regardless of whether the Town annexes Canyons South, property rights still allow the owner of that property to construct at least 968 residences on that property – they could do so today within Douglas County without having to make any contributions to the Town's road network
  - In contrast, the developers of Canyons South would be required to make significant improvements to Crowfoot Valley Road if the property is annexed into the Town

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To recap, there are four things I want to emphasize regarding growth in Castle Rock:

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QUESTIONS?

A couple of parting notes:

Town Council will continue the growth discussion at future meetings, including on April 5

Two community open houses regarding growth are being planned for late April and early May