

TRANSPORTATION MASTER PLAN UPDATE

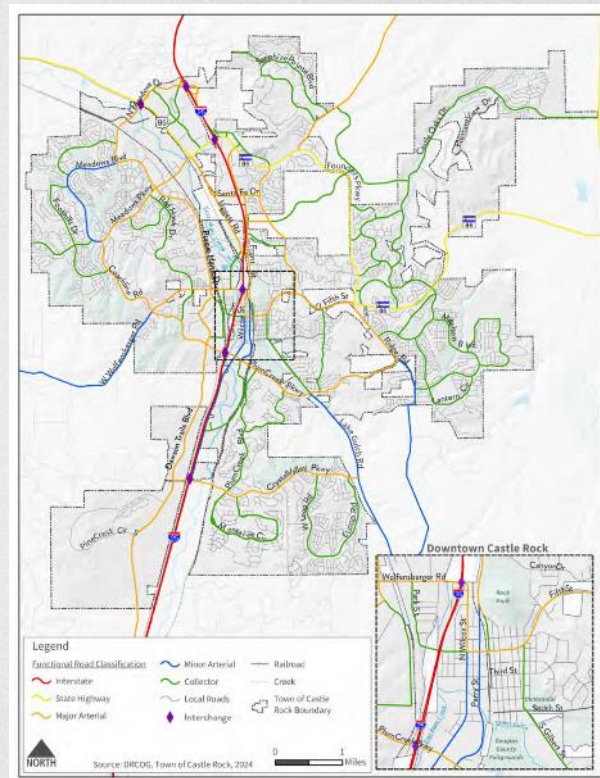
JUNE 17, 2025



TRANSPORTATION MASTER PLAN (TMP) UPDATE

Purpose of Tonight's Meeting:

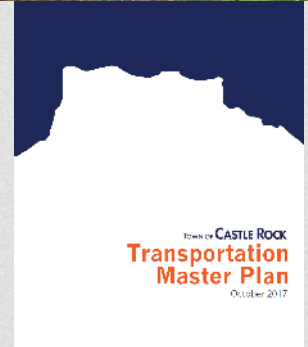
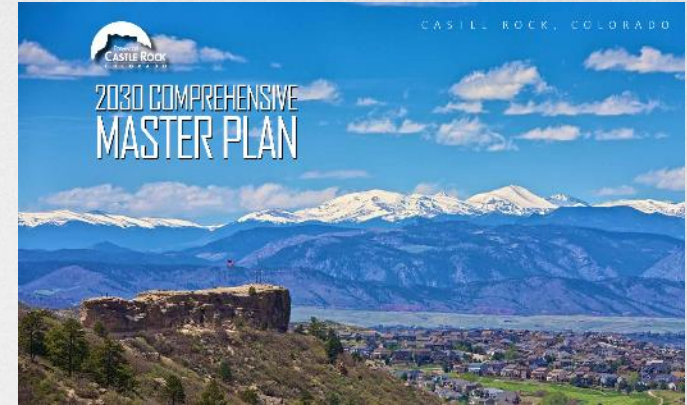
A Resolution for Town Council to Adopt the TMP Update



TMP UPDATE

What is the TMP?

Provides a multimodal transportation framework for the Town's transportation system. It documents existing conditions and analyzes future transportation needs to accommodate anticipated growth in Town. It incorporates land uses in the Town's Comprehensive Master Plan to ensure transportation needs that support full build out of the Town.



TMP UPDATE

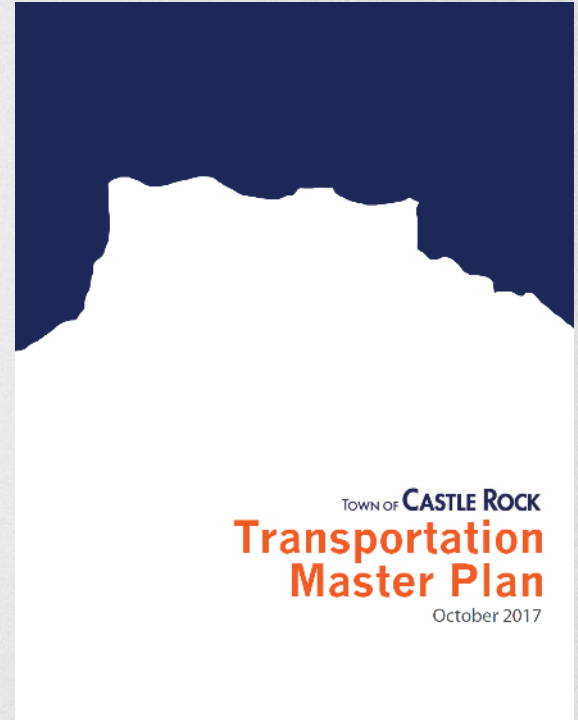
1. Current TMP Adopted in 2017

2. Study Goals

1. Maintain adequate capacity on existing corridors
2. Ensure efficient road network connections for future development
3. Fill existing network gaps with new roadways

3. Why Update?

1. New DRCOG travel model (2050 Horizon Year)
2. Updated Land Uses (DS input & Surrounding Cities)
3. Population Increase From 55,591 in 2015 to 79,084 in 2022 (42% Increase)
4. Update Network to Reflect Completed Projects



TMP UPDATE

Completed Roadway Projects Since 2017

1. Widened Crystal Valley Pkwy to 4-lanes (Idylwood St. to E. Frontage Rd.)
2. Widened Founders Pkwy to 6-lanes (Woodlands Blvd to Crowfoot Valley Road)
3. Widened Plum Creek Pkwy to 4-lanes (Gilbert St. to Ridge Road)
4. Widened Prairie Hawk Dr. to 4-lanes (Meadows Blvd to Melting Snow)
5. Widened Ridge Road to 4-lanes (5th Street to Plum Creek Pkwy)
6. Construction of Lanterns Collector Road (Montaine Loop)

Completed Intersection Projects Since 2017

1. Founders Pkwy and Allen Way Improvements
2. Founders Pkwy and Crowfoot Valley Road Improvements
3. Founders Pkwy/SH-86/Ridge Rd./ 5th St. (4 Corners) Improvements
4. Plum Creek Pkwy and Gilbert St. Roundabout Conversion
5. Plum Creek Pkwy / Wolfensberger Rd / Coachline Roundabout Conversion
6. Mikelson and Mitchell St. Roundabout Conversion

TMP UPDATE

STEPS TAKEN DURING THE UPDATE

- Update land use projections in the DRCOG model (full build out)
 - Includes recently approved and planned developments

Figure 5. Household Growth by Subarea

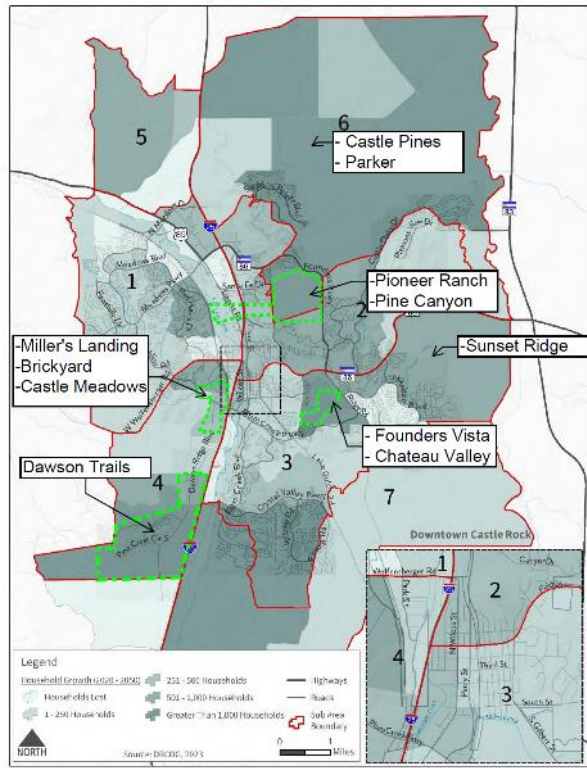
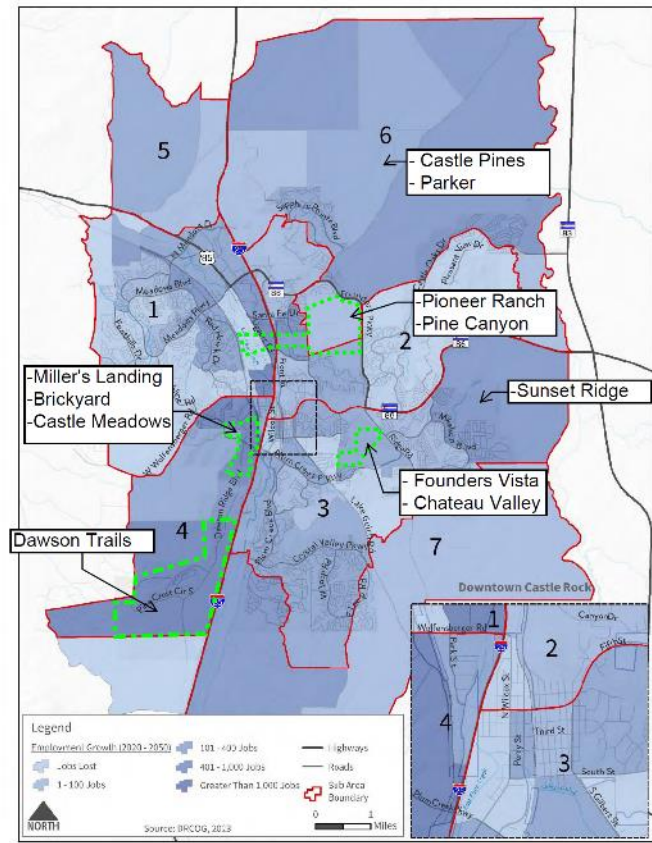


Figure 6. Employment Growth by Subarea



TMP UPDATE

New Roadway and Intersection Projects (Not in Current TMP)

Street / Intersection	Location	Improvement	When Needed	Cost Estimate
Plum Creek Pkwy	I-25 Interchange to Perry St.	Add turn lanes, sidewalk conversion	By 2030	\$21M
Enderud Blvd	@ Mikelson Blvd Intersection	Convert intersection into a "Florida T" or roundabout	By 2030	\$800K
Plum Creek Pkwy	I-25 Interchange to Dawson Trails Blvd.	Widen to 6-lanes	2030 - 2040	\$3.1M
Blackfeather Trail	Front St. to Woodlands Blvd	Widen to 4-lanes	2030 - 2040	\$2.5M
Front St.	@ Blackfeather Trail Intersection	Add through lanes and turn lanes	2030 - 2040	\$3.9M
N. Meadows	@ Meadows Blvd Intersection	Turn lane and signal improvements	2030 - 2040	TBD
Wolfersberger Rd.	Coachline to Midnight St.	Improve to 2-lane minor arterial	2040 - 2050	\$6M
Various	Various	Development Driven Improvements	Varies	Varies

TMP UPDATE

Studies

1. Extension of Perry St. across I-25 to Dawson Trails Blvd
2. I-25 Interchange (Plum Creek Pkwy Reconstruction)
3. Meadows Pkwy (US 85) – I-25 to Santa Fe Dr.
4. Founders Pkwy (SH 86) – I-25 to Crowfoot Valley Rd.

Other Changes to the TMP Project List

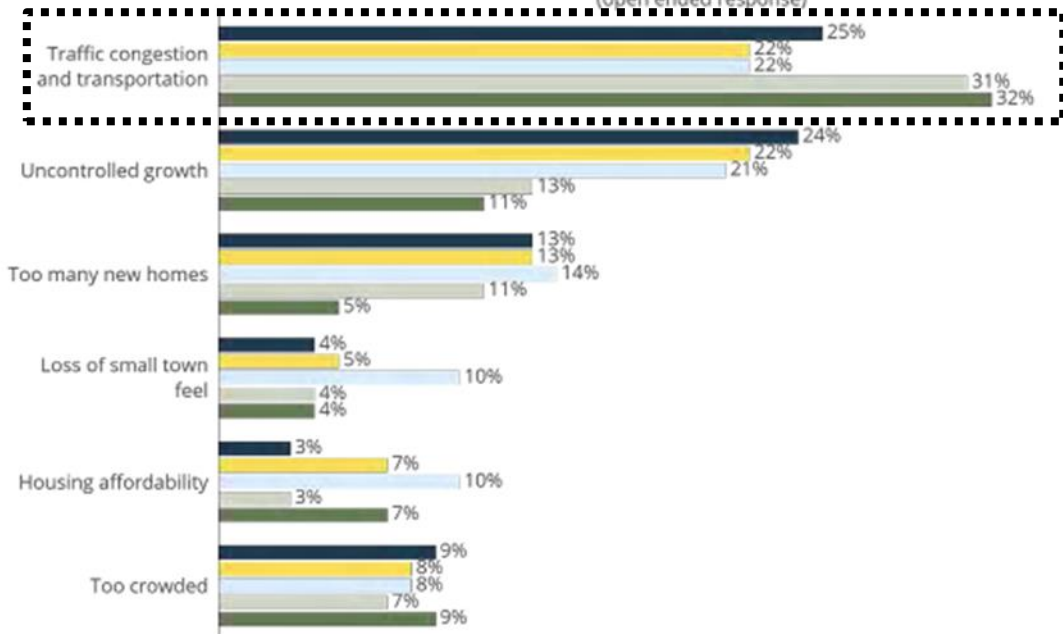
1. Removed Crystal Valley Interchange from project list (under construction)
2. Removed new interchange near Blackfeather Trail / Hwy 85

Negative Aspects of Growth

The top two concerns about growth in Castle Rock are consistent with the 2021 and 2023 surveys: uncontrolled growth and traffic congestion/transportation. Mentions of water issues have decreased compared to 2023.

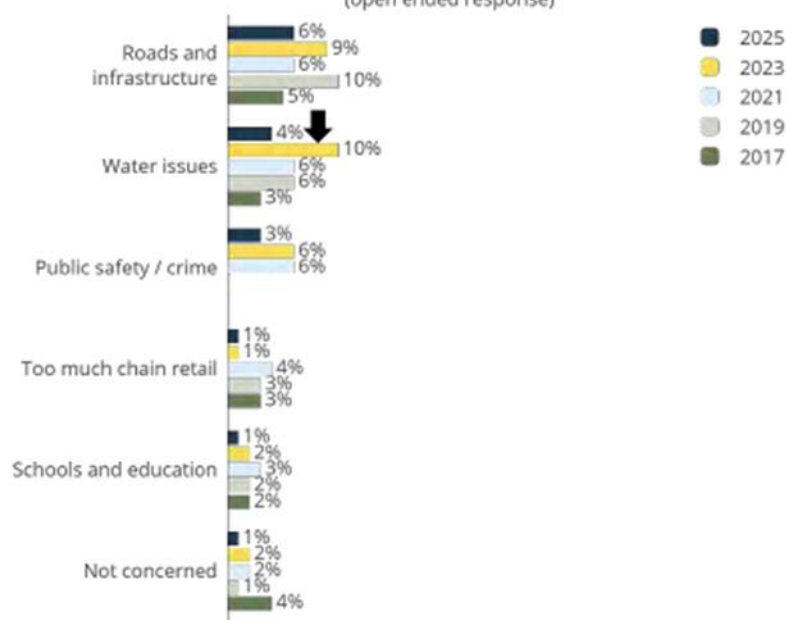
Most Mentioned Negative Aspects of Growth

(open ended response)



Less Mentioned Negative Aspects of Growth

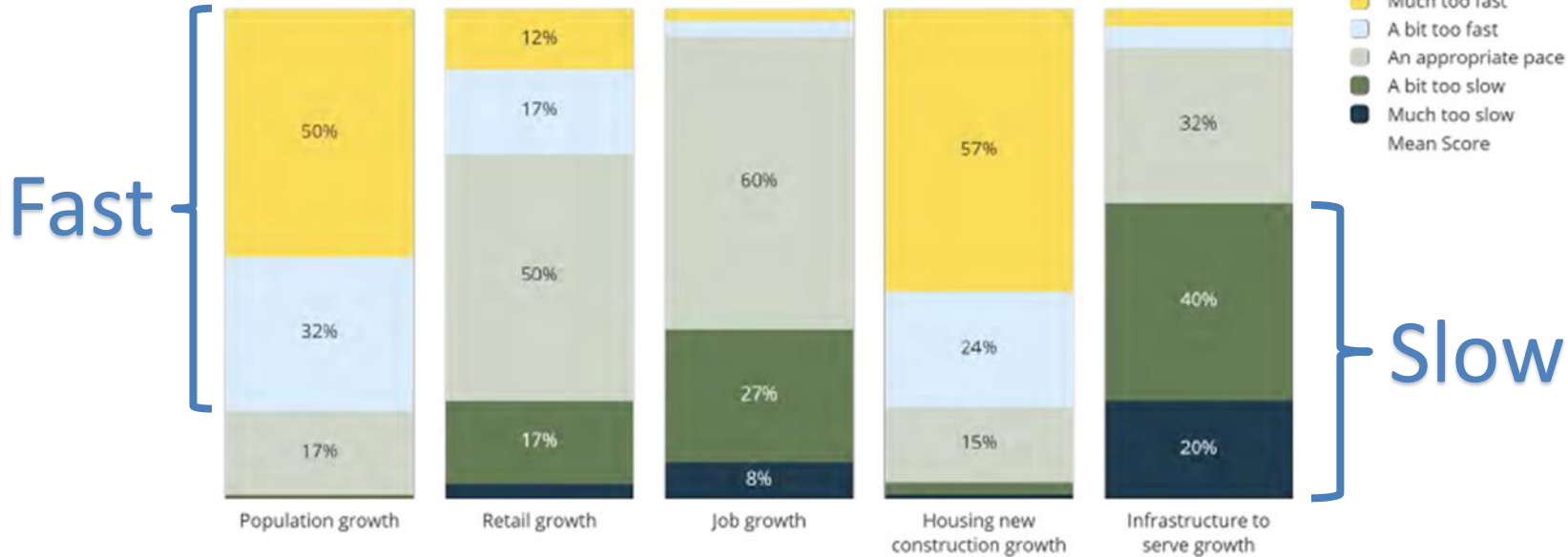
(open ended response)



Rate of Growth

The 2025 survey asked residents to describe the Town's growth rate. Overall, residents feel the Town is growing too quickly regarding population and new housing construction. Residents feel retail growth and job growth are moving at an appropriate pace. The majority of residents feel the infrastructure to serve this growth is moving too slowly.

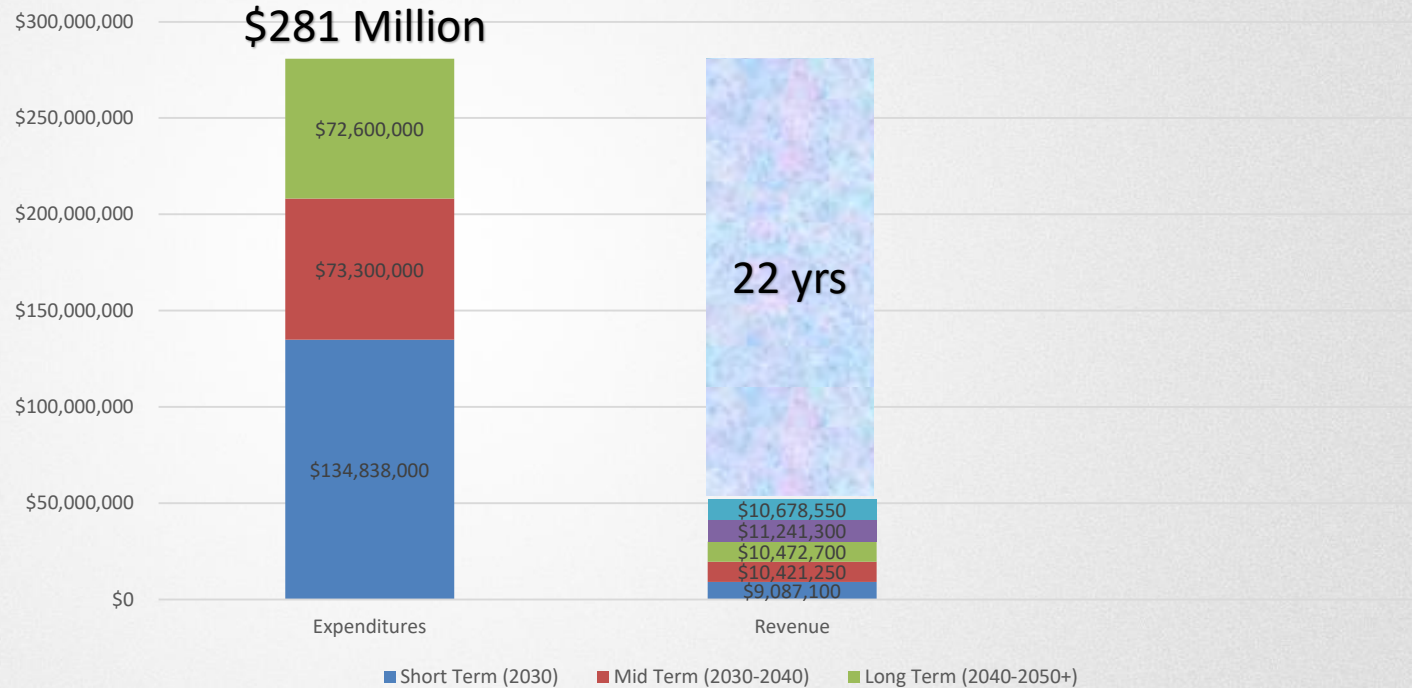
Rate of Growth in Each of These Categories



Please indicate the rate of growth in the following categories in Castle Rock over the past 2 years

TMP & CIP DISCUSSION

Forecasted Expenditures vs Revenue



TMP & CIP DISCUSSION

Transportation Impact Fee

1. Current Fee: \$16,853 (single family home)
2. Typically passed onto customers
3. Timing of fee occurs at time of building permit

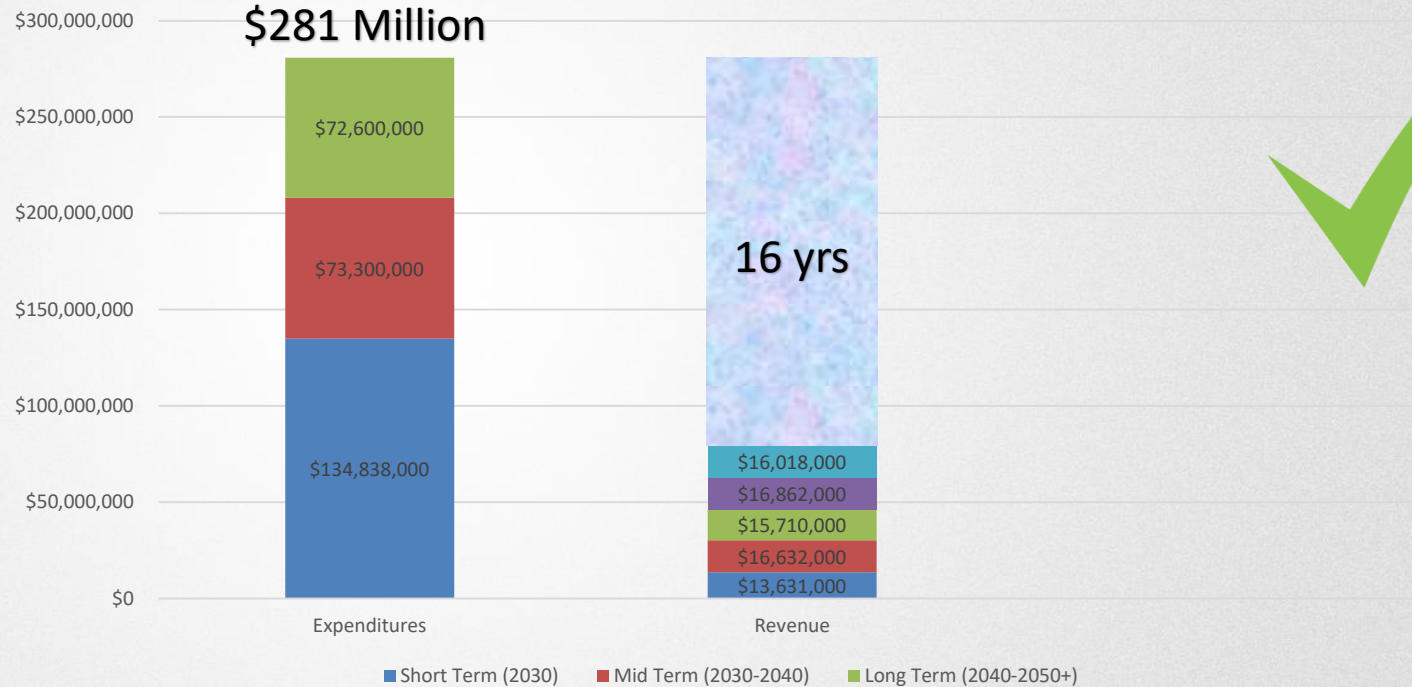
TMP & CIP DISCUSSION

Cost Drivers	
SFE	1
Above Grade Sq Ft (Main + 2nd + Adtl.)	2400
Valuation 2017	\$ 279,636.00
Valuation 2018	\$ 288,036.00
Valuation 2019	\$ 299,076.00
Valuation 2020	\$ 300,252.00

Category	2017	2018	2019	2020	2021	2022	2023	2024	2025	% Change (2017-2025)
BUILDING PERMIT FEE	\$ 1,999.71	\$ 2,046.75	\$ 2,108.58	\$ 2,115.16	\$ 2,147.95	\$ 2,479.25	\$ 2,717.81	\$ 2,784.47	\$ 2,782.64	39%
PLAN CHECK FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	0%
ADMIN COST RECOVERY	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 1,571.56	\$ 3,000.00	\$ 3,150.00	\$ 4,200.00	167%
USE TAX (CR)	\$ 5,033.45	\$ 5,472.68	\$ 5,981.52	\$ 6,005.04	\$ 6,122.16	\$ 7,305.36	\$ 8,157.36	\$ 8,395.41	\$ 8,814.66	75%
USE TAX (DOUGCO)	\$ 1,398.18	\$ 1,440.18	\$ 1,495.38	\$ 1,501.26	\$ 1,530.54	\$ 1,826.34	\$ 2,039.34	\$ 2,098.85	\$ 2,098.73	50%
PARKS IMPACT (MIN)	\$ 3,079.00	\$ 3,303.00	\$ 3,406.00	\$ 6,448.00	\$ 6,531.00	\$ 7,342.00	\$ 8,262.00	\$ 9,144.00	\$ 9,513.00	209%
MUNI FAC IMPACT (MIN)	\$ 384.00	\$ 396.00	\$ 325.00	\$ 339.00	\$ 343.00	\$ 386.00	\$ 434.00	\$ 481.00	\$ 500.00	30%
FIRE IMPACT (MIN)	\$ 616.00	\$ 894.00	\$ 1,005.00	\$ 1,033.00	\$ 1,052.00	\$ 1,139.00	\$ 1,266.00	\$ 1,388.00	\$ 1,427.00	132%
POLICE IMPACT (MIN)	\$ 324.00	\$ 362.00	\$ 497.00	\$ 519.00	\$ 526.00	\$ 591.00	\$ 665.00	\$ 736.00	\$ 766.00	136%
TRANSPORT IMPACT (MIN)	\$ 3,482.00	\$ 6,104.00	\$ 7,004.00	\$ 10,963.00	\$ 8,699.00	\$ 10,347.00	\$ 12,753.00	\$ 16,300.00	\$ 16,853.00	384%
STORWATER SFD (PLUM CREEK)	\$ 1,317.00	\$ 1,317.00	\$ 1,317.00	\$ 1,357.00	\$ 1,425.00	\$ 2,128.00	\$ 2,341.00	\$ 2,575.00	\$ 2,704.00	105%
WATER SYSTEM (PER SFE)	\$ 3,314.00	\$ 3,510.00	\$ 3,557.00	\$ 3,664.00	\$ 4,030.00	\$ 5,700.00	\$ 6,270.00	\$ 6,897.00	\$ 8,276.00	150%
RENEWABLE WATER (PER SFE)	\$ 15,248.00	\$ 15,248.00	\$ 17,031.00	\$ 17,623.00	\$ 18,504.00	\$ 26,458.00	\$ 30,383.00	\$ 31,294.00	\$ 33,485.00	120%
WASTEWATER (PER SFE)	\$ 3,437.00	\$ 3,959.00	\$ 4,023.00	\$ 4,023.00	\$ 4,023.00	\$ 4,909.00	\$ 5,400.00	\$ 5,562.00	\$ 5,729.00	67%
METER SET (SINGLE PORT INDOOR USED)	\$ 397.74	\$ 409.89	\$ 416.47	\$ 411.23	\$ 425.76	\$ 839.95	\$ 914.00	\$ 914.00	\$ 1,001.83	152%
TOTAL:	\$ 41,601.64	\$ 46,034.06	\$ 49,738.51	\$ 57,573.25	\$ 56,930.97	\$ 73,022.46	\$ 84,602.51	\$ 91,719.73	\$ 98,450.86	137%

TMP & CIP DISCUSSION

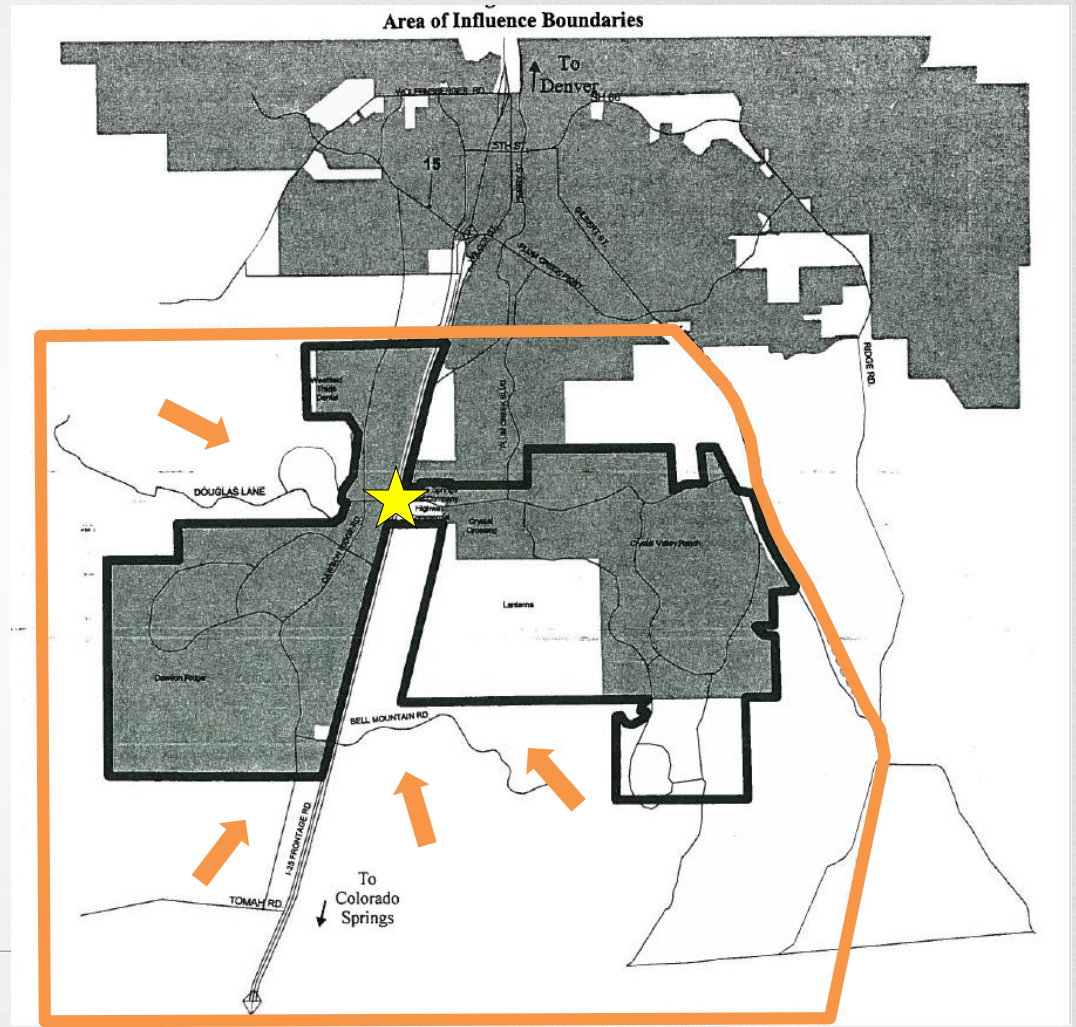
Forecasted Expenditures vs Revenue (50% Fee Increase)



TMP UPDATE

CVI New Development Payback

1. \$144+ Million
2. Update reimbursement formula for new developments that use the interchange



TMP & CIP DISCUSSION

Municipal Bond

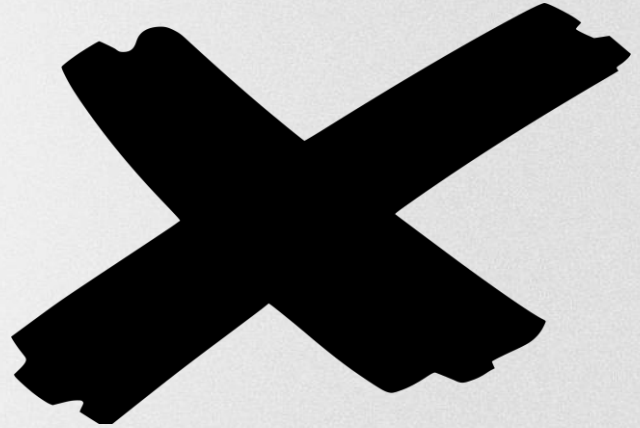
1. Identify specific projects to advance
2. Interest is typically tied to sales tax and impact fees as a guarantee. This affects operations and maintenance capabilities
3. Requires majority voter support

Explore

TMP & CIP DISCUSSION

Capital Improvement Tax

1. Dedicated sales or property tax increase
2. Would require majority approval of voters



TMP UPDATE

Motion

“I move that Town Council approve the Resolution as introduced by title.”

Alternative Motions

“I move to recommend that Town Council approve the Resolution, with the following conditions: (list conditions)”

“I move to continue this item to (Town Council meeting date) to allow additional time to (list information needed)”