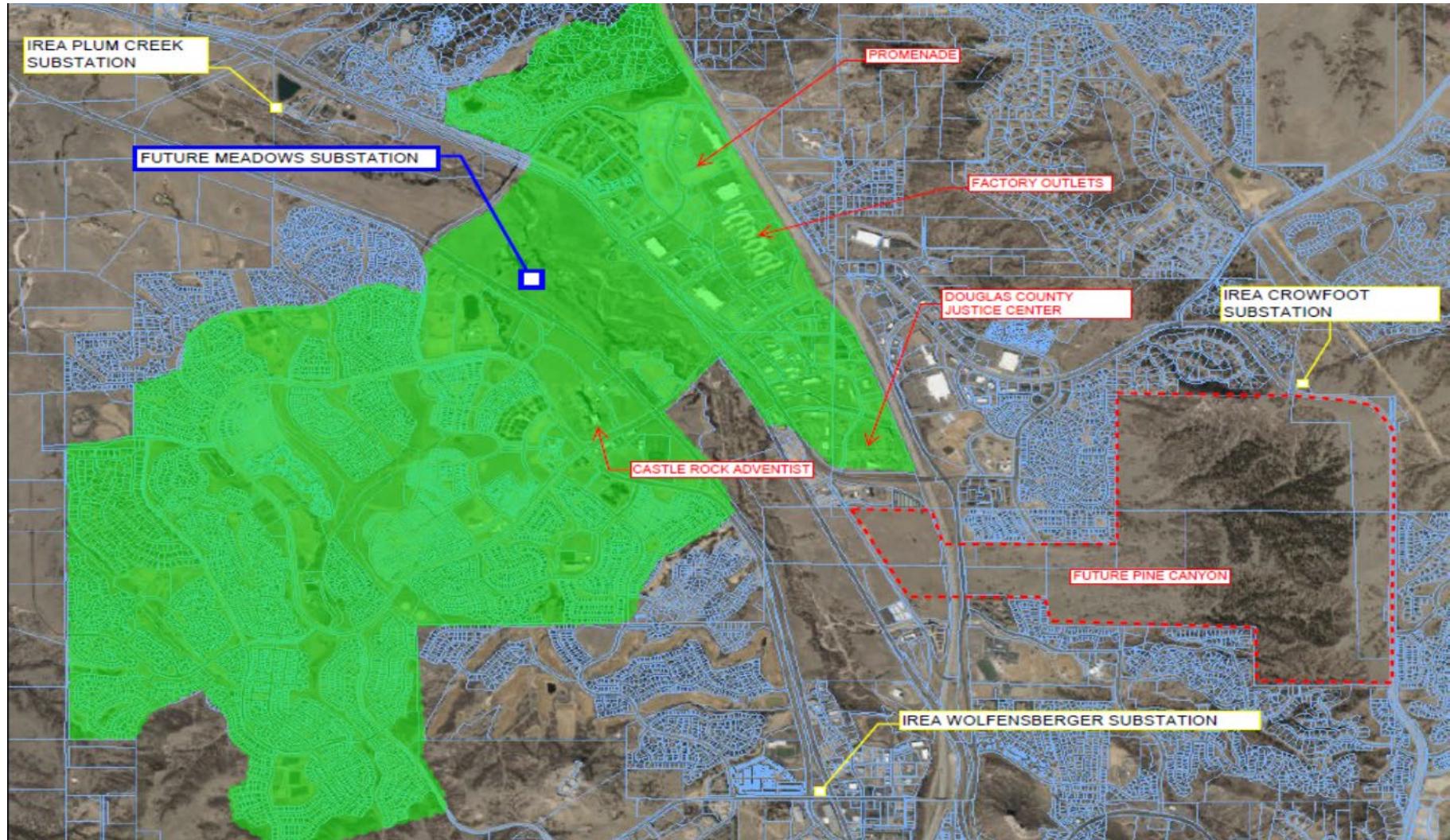


# MEADOWS SUBSTATION PROJECT



TOWN OF CASTLE ROCK  
TOWN COUNCIL  
September 3rd, 2019

# Meadows Substation Service Area



# Location Options



# Proposed Substation Site

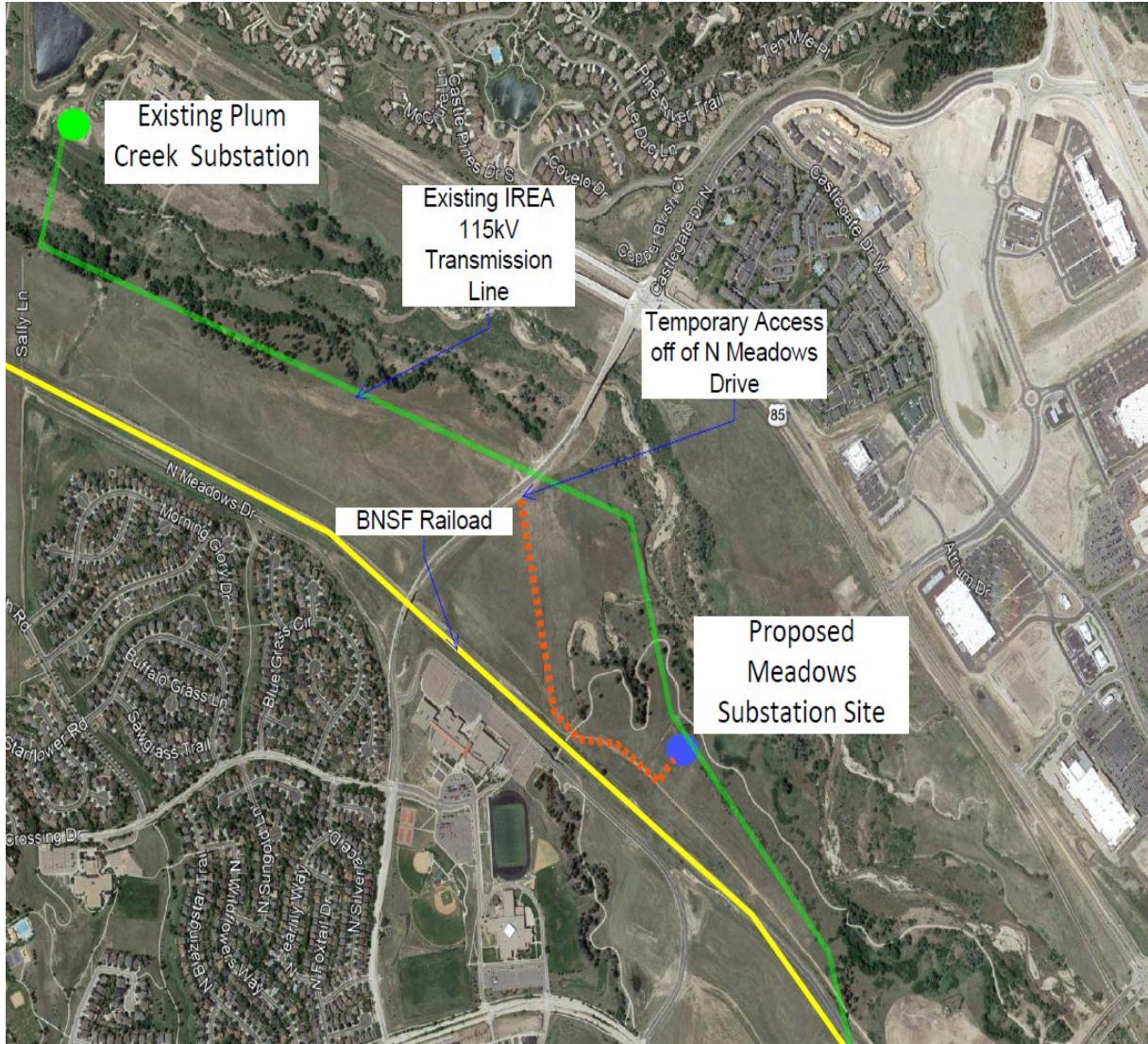
# Proposed Meadows Substation

## Pro's

- Extend transmission line (1 structure)
- Near existing IREA transmission line
- Minimal mouse habitat impact
- Substation is allowed use
- Minimal visual impacts to Meadows neighborhoods compared to other options
- Use existing surroundings to screen substation
- Ideal for developable lots near by
- Location approved by U.S. Fish and Wildlife Services
- Trail improvements

## Con's

- Access improvements
- Relocation of water line
- Drainage Improvements



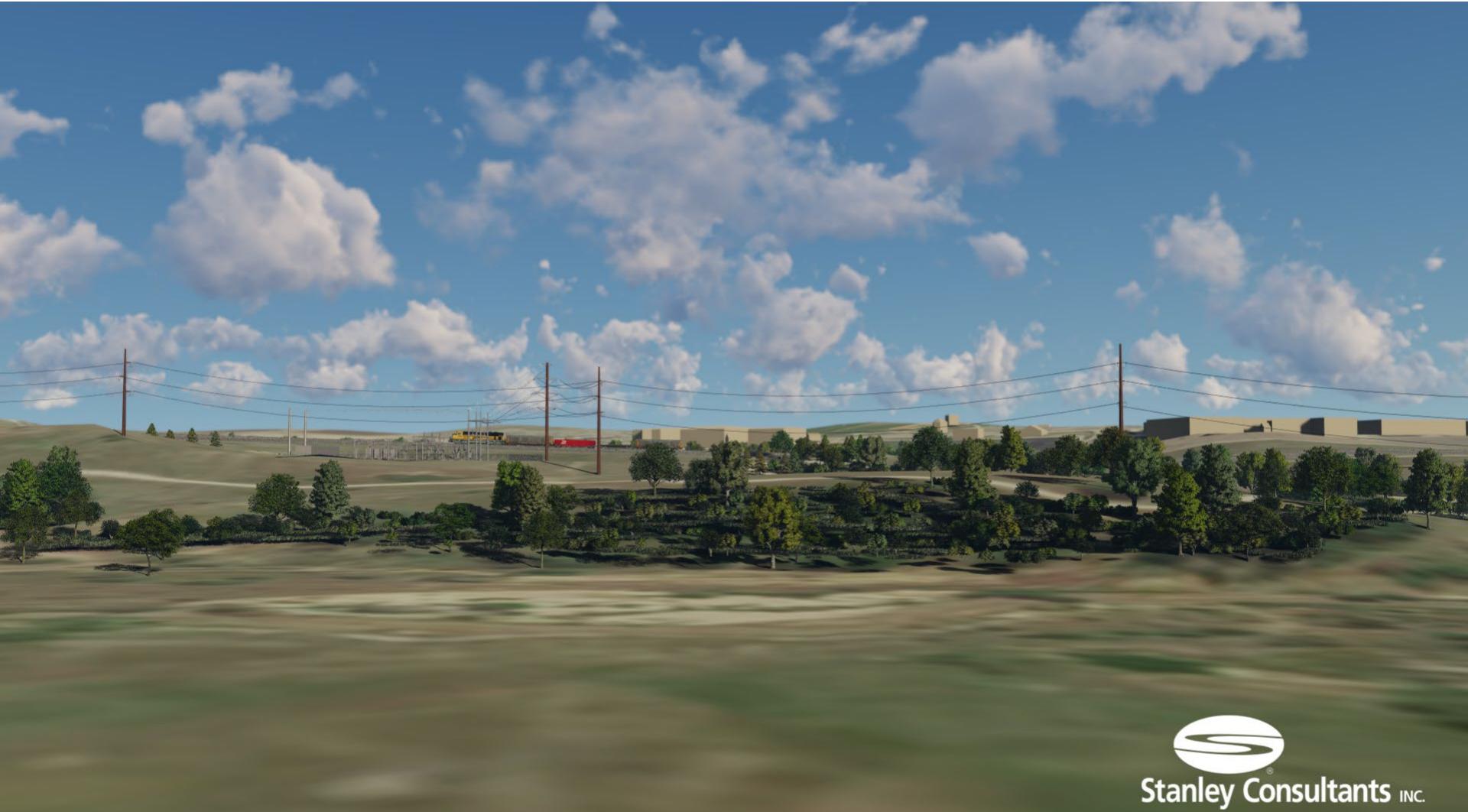


# Meadows Substation Photo Sim Looking South





# Meadows Substation Photo Sim Looking West





# Meadows Substation Photo Sim Looking Northeast





# Closing

- Meadows Substation will benefit the Town of Castle Rock.
  - Provide the infrastructure for economic development within the Town.
  - Provide power for future developments.
  - Provide redundant power for existing subdivisions, Castle Rock Adventist Hospital, Promenade, Douglas County Justice Center and Collaboration Campus.
  - Benefits the quality and welfare of the Town as well as existing and future residents.
  - Will take electrical load off of the existing IREA Wolfensberger Substation and Plum Creek Substation which are currently at capacity.





Option #1	Option #2	Option #3	Option #4	Option #5
<p>Pro's</p> <ul style="list-style-type: none"> <li>• Not in the mouse habitat</li> <li>• Substation is an allowed use</li> <li>• Near the electric load center</li> </ul>	<p>Pro's</p> <ul style="list-style-type: none"> <li>• Access</li> <li>• No effect on mouse habitat</li> <li>• Substation is an allowed use</li> <li>• Extend transmission line (2 structures)</li> <li>• Near the electric load center</li> </ul>	<p>Pro's</p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Substation is an allowed use</li> <li>• Near the electric load center</li> </ul>	<p>Pro's</p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Extend transmission line (2 structures)</li> </ul>	<p>Pro's</p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Not in the mouse habitat</li> <li>• Substation is an allowed use</li> </ul>
<p>Con's</p> <ul style="list-style-type: none"> <li>• Extend transmission line (6 to 7 structures)</li> <li>• Poor access due to mouse habitat and the railroad</li> <li>• Required major improvements to existing drainage areas.</li> <li>• Directly across from Promenade Development</li> </ul>	<p>Con's</p> <ul style="list-style-type: none"> <li>• Not ideal for adjacent developable lots</li> <li>• Railroad crossing would require taller poles</li> <li>• Multiple lots</li> </ul>	<p>Con's</p> <ul style="list-style-type: none"> <li>• Impact to trail system</li> <li>• Not ideal for developable lots near by.</li> <li>• Extend transmission line (4 structures)</li> <li>• Major costs to extend electric distribution</li> <li>• Greater visual impacts to Meadows neighborhoods.</li> <li>• Located in mouse habitat.</li> </ul>	<p>Con's</p> <ul style="list-style-type: none"> <li>• Located in a flood plain</li> <li>• Requires a large amount of fill dirt.</li> <li>• Requires rezoning and annexation into the Town of Castle Rock</li> <li>• Located in Mouse habitat</li> <li>• Greater visual impacts to Meadows neighborhoods</li> <li>• Not a willing seller</li> </ul>	<p>Con's</p> <ul style="list-style-type: none"> <li>• Impact to trail system</li> <li>• Not ideal for developable lots near by.</li> <li>• Extend transmission line (3 structures)</li> <li>• Greater visual impacts to Meadows neighborhoods</li> <li>• Railroad crossing would require taller poles</li> </ul>

# Area of concern if no Substation is built.

