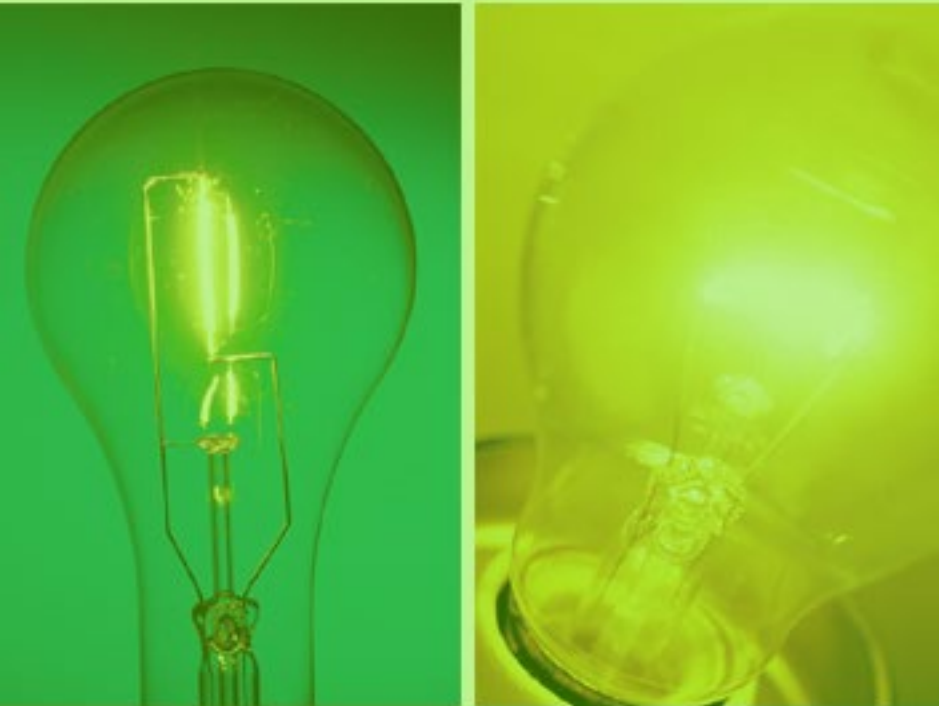
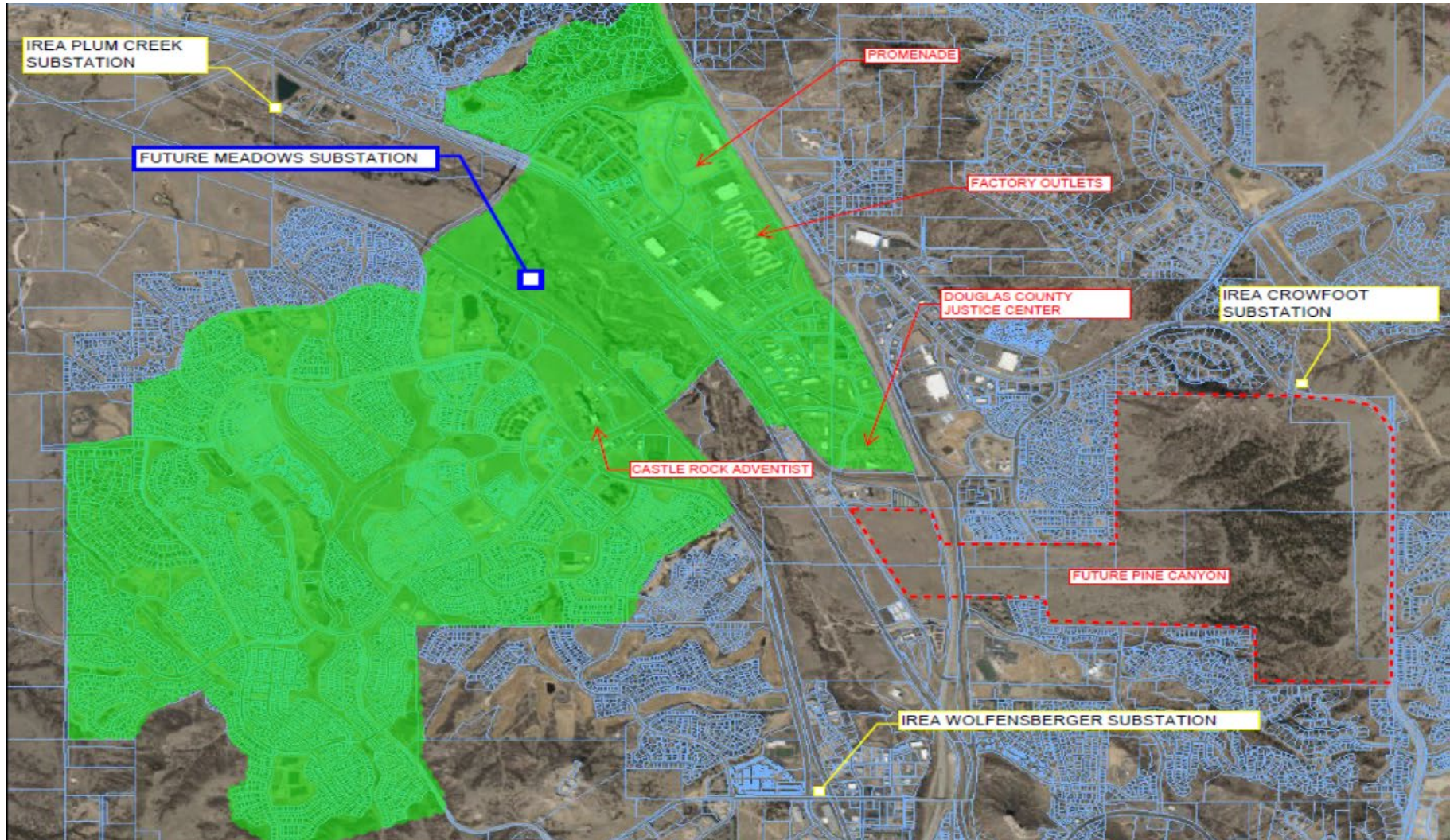


# MEADOWS SUBSTATION PROJECT



TOWN OF CASTLE ROCK  
TOWN COUNCIL  
September 3rd, 2019

# Meadows Substation Service Area





# Location Options

## MEADOWS SUBSTATION LOCATION OPTIONS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, 2013.  
 DRMPF - DRCOG, Douglas County GIS Services, Sanborn



# Proposed Substation Site

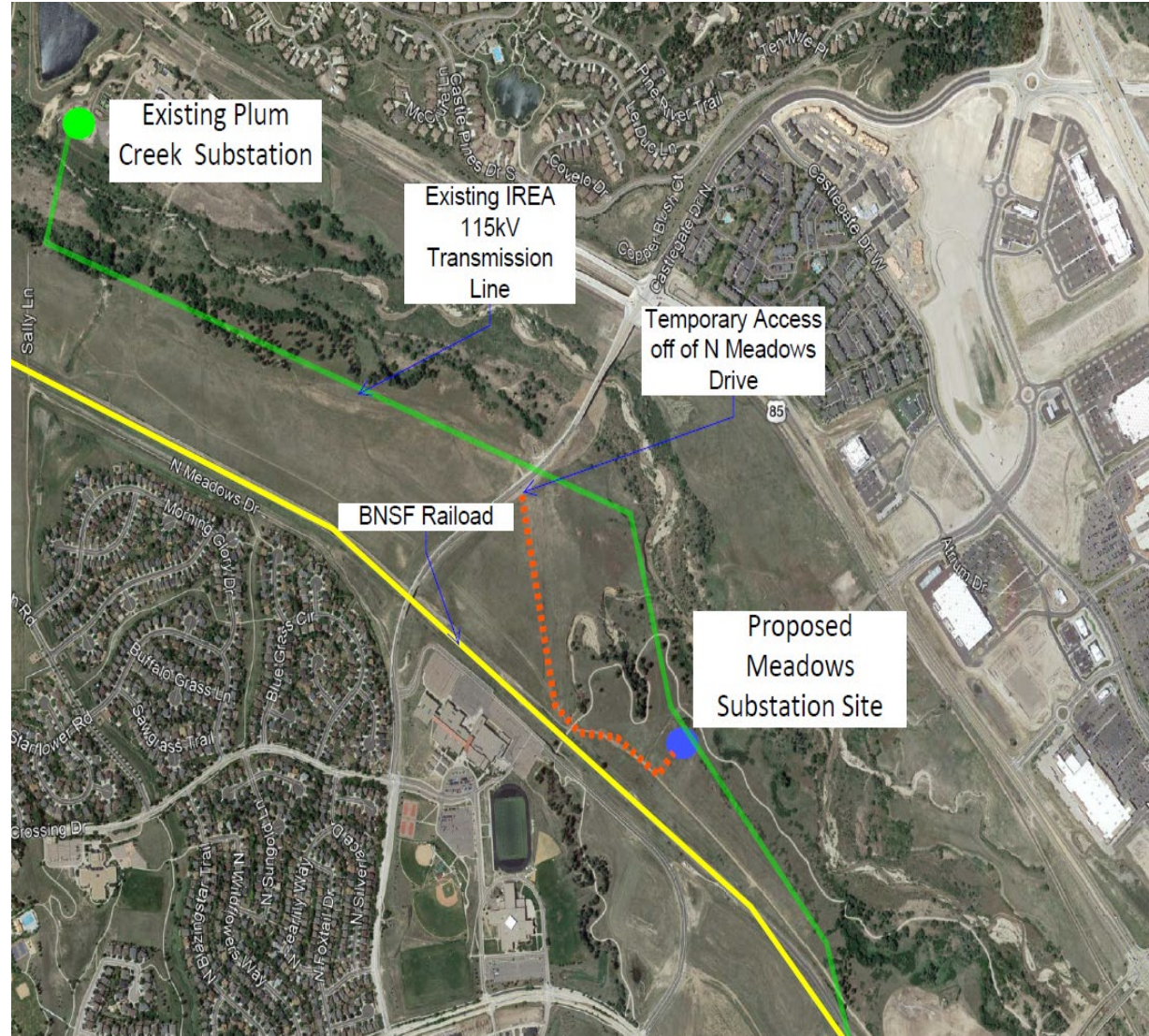
## Proposed Meadows Substation

## 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.

