

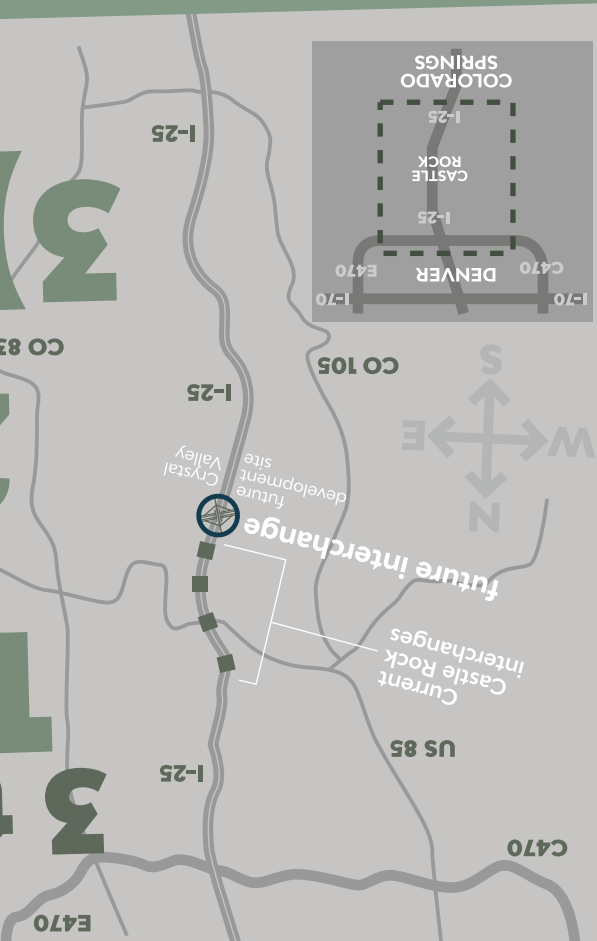


3 things to know:

1) Castle Rock is the country's 14th-fastest-growing city, and construction of the Crystal Valley interchange at Interstate 25 is the Town's No. 1 transportation priority. In fact, the Town has committed to accumulating \$20 million in resources toward the project by 2023; however, the project is expected to cost in excess of \$70 million. We are seeking partners to make the project possible in the near term and are requesting your assistance.

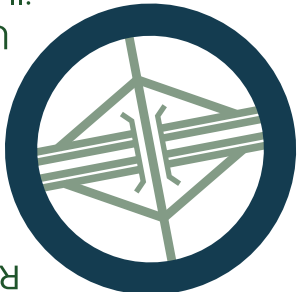
2) The Crystal Valley interchange has been envisioned since the 1980s, and the need for it has grown recently. The number of homes in Crystal Valley has more than doubled in the last three years, and congestion has increased at the Plum Creek Parkway exit, just north of the project area. This project will relieve pressure at that interchange and improve access and safety in the area.

3) The Town has a track record of success on a similar, large-scale interchange project. Castle Rock spearheaded design, funding and construction of the Castle Rock Parkway/North Meadows Drive interchange at I-25, which opened 6 miles north of the needed interchange in 2016. The \$85 million project – which included a second interchange on U.S. Highway 85 – involved intergovernmental partnerships and complex construction involving railroad tracks, a creek crossing and a federally protected species' habitat. The Town delivered that project on time and under budget and is eager to prove itself again on the Crystal Valley interchange project.



PROJECT PROGRESS & NEXT STEPS

An environmental assessment and record of decision were completed in 2004; an updated environmental assessment is needed, as well as an interchange access request. Right of way acquisition is ongoing, and the rough layout of the interchange is complete. Design work is expected to resume starting in 2021. Construction is anticipated to take a minimum of 24 months. Coordination with the Colorado Department of Transportation and Federal Highway Administration, as well as with BNSF Railway, the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers, will be needed.



WHY INVEST?

A coalition consisting of members from the Town of Castle Rock, Douglas County, Castle Rock Economic Development Council, Castle Rock Chamber of Commerce, local businesses and developers, area landowners and others has formed with the purpose of accelerating the design, funding and construction of this project. Congressman Ken Buck has also expressed his support for the project and recognized its critical need. The community of Castle Rock is invested in, and is investing in, getting construction started as soon as possible – hopefully in 2023.

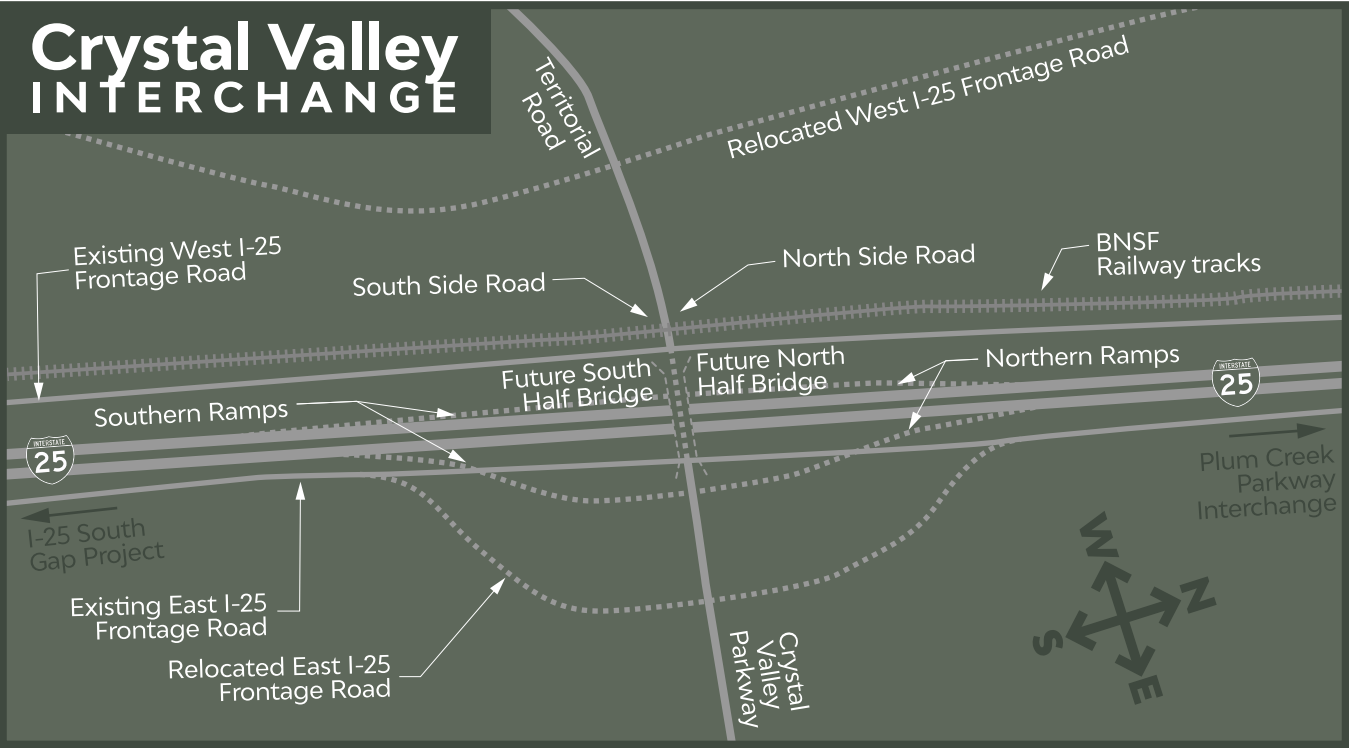


TOWN OF CASTLE ROCK CONTACTS

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INTRODUCTION

The Town of Castle Rock, Colorado, is seeking funding to support construction of a full interchange at Interstate 25 and Crystal Valley Parkway.



OBJECTIVES

The project is focused on accomplishing these objectives:

- Improve operations and safety along I-25 within Town limits by reducing congestion at the Plum Creek Parkway interchange
- Improve emergency response to incidents in the south area of Town
- Provide direct access to I-25 for a growing population
- Enhance the local roadway network by providing a continuous east-west through-route across I-25
- Improve safety by eliminating one at-grade railroad crossing
- Increase economic sustainability by providing for adjacent business development

CRITICAL NEED

Castle Rock sits on Interstate 25 in between Colorado’s largest cities of Denver and Colorado Springs. Projections based on historical growth rates show southbound traffic exiting at the Plum Creek Parkway interchange is likely to queue back to the Wolfensberger Road/Wilcox Street interchange to its north if a new interchange is not constructed at Crystal Valley Parkway.

The immediate area of the Crystal Valley interchange is currently developing and could have up to 11,000 residential units and between 3 and 6 million square feet of commercial, light industrial and office space by the time it is fully built out. Frontage roads paralleling I-25 in the area need to be brought up to current design standards to improve operations and safety.



The I-25 South Gap project – which received a \$65 million Infrastructure for Rebuilding America (INFRA) grant – is underway in the area to alleviate safety concerns and traffic-related issues. The Crystal Valley interchange project will complement that project and further improve travel conditions in this critical corridor for the State of Colorado.

PROJECT DESCRIPTION & FUNDING

Located about 2.5 miles south of the existing Plum Creek Parkway interchange, the Crystal Valley interchange will connect Crystal Valley Parkway on the east side of I-25 to Territorial Road on the west side.

As part of the project, the East and West I-25 Frontage Roads will be relocated in the area of the interchange. Bridges will also be constructed to safely get vehicles over the railroad tracks west of the interchange.

Construction of the interchange and relocated frontage roads is estimated to cost more than \$70 million. The Town in its 2020-2024 Balanced Financial Plan committed to setting aside \$20 million in resources toward the interchange project by 2023. Funding from past and future private development, as well as from intergovernmental partners, will be needed to get work underway.

