

Castle Pines Community Church



Douglas County, Colorado

Project Type:

New Church Facility

Year / Size:

2005 to Present / 12 acres; 24,000 SF



Specialty: Church Real Estate

Completed By: Tim Dreesen at Development Advisors, LLC

Client Need

- The Client, Castle Pines Community Church, a fast growing congregation of approximately 350 attendees, needed to relocate from a temporary facility to a 12-acre site Client had already purchased.
- Client needed a development manager to lead them through the County approval process knowing that there was opposition from the neighbors.

Assignment Highlights

- Performed initial feasibility analysis to determine project size and needs of the congregation, project costs, and utilities.
- Prepared business plan to be used for fund raising purposes as well as a loan package for financing.
- Navigated the team through the Douglas County Planning Department approval process which included neighborhood meetings and public hearings with the Planning Commission and Board of County Commissioners.
- Assisted, recommended and hired a project team that included architects, engineers, traffic consultants and attorneys.
- Since traffic was key to the approval of the project, we recommended hiring two of Colorado's best traffic consultants to confirm that traffic would not be a safety concern.

Results

- Project is nearing the approval of the Douglas County Planning Department.
- Recommended a fund raising consultant, saving the client \$20,000 compared to what they had expected to spend for such a consultant.
- Since an on-site fire protection system had to be installed (no fire hydrants in the neighborhood), we negotiated one-half of the required underground storage normally necessary which saved the Client \$180,000.

