From: Jason Gray
To: Gina Bates
Cc: TownCouncil Mailbox
Subject: Re: Lanterns Development and Zoning changes
Date: Friday, December 6, 2019 3:09:56 PM

Dear Miss Bates,

Thank you for contacting us about the proposed Lanterns community plan amendment. I can assure you that Council members care a great deal about development in Town and we are taking action on a consistent basis to make improvements to the existing road systems and acting on plans for future roads that benefit all residents of Castle Rock.

The Lanterns community plan amendment is limited to adding a church use and removing an existing commercial site from the Heckendorf community and including it in the Lanterns community. There is no change to the number of residential units or commercial building area proposed with the amendment. The church generates minimal traffic and that traffic is limited to Wednesday evenings and noon on Sunday, which is outside the typical rush hour traffic. The frontage road you reference is owned and maintained by the Colorado Department of Transportation (CDOT) and we are not aware of any plans to widen the frontage road at this time. Unfortunately we cannot provide you with detailed plans or timeframes to expand the frontage road because none exist at this time. The Town's Transportation Master Plan identifies a project to make some yet to be identified operational improvements on the stretch of this frontage road between Plum Creek Parkway and Crystal Valley Parkway. However, the Town has not identified a specific year for these improvements. Our current fiscally constrained transportation project plan (5-year Transportation CIP) does include work associated with the future Crystal Valley Interchange. Both of these plans can be reviewed on the Town's website: www.crgov.com if you are interested in learning more. The businesses, churches and schools you mention along the frontage road were previously approved and the timing of construction is dependent upon market conditions.

Town staff continues to seek options and opportunities to construct the proposed Crystal Valley Interchange that will help reduce traffic concerns in the south end of Town, but that construction will not start until at least 2023 year has not been identified based on revenue constraints. and take several years to complete. Developers contributed approximately $10 million to date towards the Crystal Valley Interchange and that helps the Town to prepare drawings and plan for the interchange construction. The Lanterns development will take many years to complete and I suspect the interchange will be in place prior to occupancy of a significant number of homes in the Lanterns community.

Wr appreciate hearing from residents and your input is always valuable. Please don't hesitate to contact us about any issues in Town.

Sincerely,

Jason Gray

Sent from my iPhone

On Dec 5, 2019, at 6:48 PM, Gina Bates <askginaredford@gmail.com> wrote:

Hi,
My Name is Gina Bates and I reside in Painters Ridge.
I would like to urge the city council people to rethink their position and their votes. It would be appreciated if the Council mememberes would vote like they lived in this town and as if they cared. Frontage Road is the biggest bottleneck of our infrastructure and nobody in charge of these decisions seams to know it. Frontage Road is becoming the main attraction for all new businesses and new homes developments. On Frontage Road, there is the church which is in the process of expanding, two new schools, car dealerships, storage facilities, more storage/whatever under construction, one and of CV Parkway, new fire department, new liquor store plaza under construction, the Lanterns, new church in the Lanterns and all the all the new developments up and down Crystal Valley Park and there is one way out to the Frontage Road and the Freeway, for all this traffic . The Frontage Road also serves as a back up for the under construction freeway. **The Lanterns rezoning for a church is so premature because there are no homes built in the area yet and therefore no residents to have an opinion what goes in their back yards**. How convenient for the owner of that land. It appears there is a culture of catering to the builders and the mighty dollar. Quality of life for the tax paying residents is like a forgotten concept for this town. Practically CR has outgrown its infrastructure. Slowly and surely CR is becoming a driving nightmare. More breweries, churches , low end food eateries seams to be the motto for the expansion and development of CR. I would like to see the detailed plan and time frames for expanding Frontage Road to accommodate all residential and commercial building that is approved by the council and other agencies in the town of CR.
Thanks

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