

Pine Canyons: Town of Castle Rock Transportation Obligations



INTERSECTIONS	IMPROVEMENTS	OVERALL SCENARIO CONTRIBUTION	GROWTH SCENARIO CONTRIBUTION	NOTES:	Are Improvements Likely With New Interchange
1) Meadows Parkway/Santa Fe Drive (US-85)	Add second EB left-turn lane Add dedicated EB right-turn lane	Proportionate Share (17.9%)	Proportionate Share (50%)	The proposed improvements do not result in a LOS D or better. Additional improvements need to be identified for this intersection.	YES
2) Founders Parkway/Allen Way	Add dedicated EB right-turn lane	Proportionate Share (11.5%)	Proportionate Share (24%)	This is in addition to current Town project.	No EB Right Turn Lane
3) Founders Parkway/Front Street	Add dedicated EB right-turn lane	Proportionate Share (12.1%)	Proportionate Share (22%)		No
4) Founders Parkway/Woodlands Blvd.	Add third EB through lane Convert one SB through lane to second SB left-turn lane NB right acceleration lane and/or overlap phasing	Proportionate Share (15.9%)	Proportionate Share (21%)	This is in addition to current Town project.	Yes, but EB 3rd lane becomes shared/through lane - No dedicated right turn lane is needed
5) Founders Parkway/Crowfoot Valley Rd.	Add third EB through lane Add third WB through lane	Proportionate Share (11.0%)	Proportionate Share (17%)	This is in addition to current Town project.	Yes
8) Founders Parkway/Crimson Sky Drive	Traffic signal installation	Proportionate Share (25%)	Proportionate Share (25%)	Terrain and Pioneer Ranch developments will pay the other proportionate share.	Yes
8a) Founders Pkwy / Crimson Sky Drive	Construction of EB approach Construct turn lanes on Founders Pkwy (SB deceleration & acceleration lanes, NB left turn lane)	100%	100%	Cost could be shared with the Pioneer Ranch development; however if the Pine Canyon development begins prior to Pioneer Ranch then Pine Canyon will have to construct and seek reimbursement from Pioneer Ranch.	Yes
9) Founders Parkway/Rising Sun Drive	Traffic signal installation	Proportionate Share (%-TBD)	Proportionate Share (%-TBD)	After Town installation of traffic signal - Pine Canyon will pay for remaining cost of the west approach and partially reimburse for the Town's cost	Yes
9a) Founders Pkwy / Rising Sun Drive	Construction of EB approach Construct turn lanes on Founders Pkwy (SB deceleration & acceleration lanes, NB left turn lane)	100%	100%		Yes
10) Founders Pkwy/Ridge Rd/5th St/SH 86	Add second NB left-turn lane Convert NB right to shared through/right Convert SB right to shared through/right	Proportionate Share (9.1%)	Proportionate Share (17%)	This is in addition to current Town project.	Yes
11) Santa Fe Drive/Liggett Road	Realign Liggett Road with Castleton Court, including intersection modifications as shown in Figure 7b of the TIA	100%	Proportionate Share (61%)		Yes
12) Liggett Road/kellog Court	Add second through lane in each direction Convert painted median to NB left-turn lane	Proportionate Share (70.9%)	Proportionate Share (89%)		Yes
13) Liggett Road/Site Access	Full intersection construction and traffic signal or roundabout installation as shown in Figure 7b of the TIA	100%	100%		Yes
14) Front Street/Black Feather Trail	(see note about potential interchange)	Proportionate Share (17.0%)	TBD	This intersection design and LOS will change based on the proposed new interchange in the area. The actual design and intersection improvements are TBD.	TBD
15) Woodlands Blvd./Black Feather Trail	Restripe WB approach to provide dedicated left and shared through/right and install traffic signal	Proportionate Share (30.9%)	TBD	Intersection needs to be further analyzed with new interchange option	TBD
16) Front Street/West Site Access	Construction roundabout intersection as shown in Figure 7b of the TIA.	100%	100%	New roundabout intersection may need additional roadway width. Existing bike lanes and detached 8-foot sidewalk need to remain or be relocated. Cost could be shared with the Pioneer Ranch development, however if the Pine Canyon development begins prior to Pioneer Ranch then Pine Canyon will have to construct and seek reimbursement from Pioneer Ranch.	Yes
17) Front Street/Scott Boulevard	No improvements needed	NA	NA		NA
18) Front Street/Liggett Road	Add dedicated EB right-turn lane	100%	Proportionate Share (42%)	Intersection needs to be further analyzed with new interchange option	TBD
19) Woodlands Boulevard/Scott Boulevard	Construct SB approach as shown in Figure 4b of the TIA. Restripe for a EB left turn lane.	100%	100%		Yes
20) Woodlands Blvd./5th Street	Add second SB left-turn lane	Proportionate Share (13.0%)	Proportionate Share (32%)		Yes
ROADWAYS	BEGINNING and END	CONTRIBUTION	NOTES:		

Woodlands Blvd.	Construct Woodlands Blvd from Scott Blvd to edge of north property line	100%	100%	Pioneer Ranch development will construct remaining section of Woodlands Blvd to the north. However, if it is determined that this connection needs to be made prior then Pine Canyon project is required to construct remainder of street and seek repayment from the Pioneer Ranch proposed development.	Yes
Front Street	North property line to south property line	100%	TBD	Front Street may need to be widened to construct the proposed new roundabout to serve the Pine Canyon and Pioneer Ranch projects. All existing street elements (e.g. bike lanes and detached 10 foot sidewalks must remain or be relocated - further street alignment and widening needs to be analyzed further with proposed new interchange	TBD
Founders Pkwy	Crimson Sky to south property line	100%	100%	Construct continuous acceleration and deceleration lanes along Founders Pkwy frontage. The SB deceleration lane at Crimson Sky may be slightly north of the property's Founders Pkwy frontage.	Yes
Liggett Road	Santa Fe Blvd to south property line	Proportionate Share	Proportionate Share	Widen Liggett Road to 4-lane cross section per Town design standards along property frontage.	Yes
Blackfeather Trail	Woodlands Blvd to Front Street	Proportionate Share	Proportionate Share	Street improvements will be further developed with the Town's master plan update and proposed new interchange.	TBD
Internal Streets	Throughout site construct streets per Town standards	100%	100%		Yes
ADDITIONAL DA ITEMS					
New I-25 interchange	Between Santa Fe bridge and Front Street bridge	Proportionate Share	Proportionate Share	Design, location, and contribution are TBD	Yes
Founders Pkwy	Right-of-way dedication	100%	100%	Total ROW along Founders Pkwy should be 156 feet, or 78 feet from centerline. However, the ROW may be wider at intersections to allow for the additional turn lanes.	Yes
* Disclaimer: should an improvement listed above be needed to support the proposed development and it has not been constructed then Pine Canyon may be required to construct it on their own and seek reimbursement from other development parties.					