

COLLINS ENGINEERS INC.

March 3, 2021

Revised October 22, 2021

Town of Castle Rock
100 North Wilcox Street
Castle Rock, CO 80104

Re: Traffic Generation Letter for Plum Creek Clubhouse Addition
Lot 3 Tournament Players Club at Plum Creek, Castle Rock, CO

Dear City Staff,

Plum Creek Country Club was originally constructed as a golf and social club that hosted both golfing events and social events such as weddings. Many young couples have been married here. Splitting the golf club and social club into 2 separate buildings doesn't alter the end function of the facility. There will still be weddings in the social club and golf tournaments on the golf course. **Because the function of the overall property is the same and supports the same activities on the same overall planned area, we do not anticipate or project any noticeable increase in the traffic flow or trip counts arriving too or leaving from the site.**

The proposed Plum Creek Clubhouse building is to be located on Lot 3 Tournament Players Club at Plum Creek which is located just east of Plum Creek Boulevard in Castle Rock, CO. The primary access to the golf course is from Players Club Drive. The existing golf course includes an 18-hole golf course and typical golf course amenities that include a country club building, driving range, and a parking lot.

The proposed club house building project will be an approximate 3,900 square foot building. The clubhouse building will include a pro shop, one office, and a small restaurant. The pro shop and restaurant were previously located within the existing country club building.

Per the ITE Trip Generation Manual, the category 'Land Use 430: Golf Course' is referred to estimate trips generated by the entire golf course facility. The ITE Handbook includes the following about Land Use 430: *The golf course contained in this land use include 9-, 18-, 27- and 36-hole municipal courses and private country clubs. Some sites have driving ranges and clubhouses with a pro shop and/or restaurant, lounge, and banquet facilities.*

The 35.74 trips per hole generated for the golf course includes all trips for the proposed clubhouse amenities as described in the ITE Trip Generation Manual. The golf clubhouse will contain a restaurant, a pro shop, and administrative offices, which are all accessory uses that are typically found at a golf course facility.

It also should be noted that a golf course is a low traffic generator with peak traffic periods generally not coinciding with roadway peak traffic periods.

Per the ITE manual, the golf course is expected to generate approximately 643 daily weekday trips. The weekday morning peak hour is expected to generate 44 trips (36 enter trips and 8 exiting trips).

The weekday afternoon peak hour is expected to generate 72 trips (36 enter trips and 36 exiting trips). The Saturday peak hour is expected to generate 83 trips (41 enter trips and 42 exiting trips).

The chart below shows the expected trip generation for an 18-hole golf course:

	DAILY	AM PEAK HOUR	PM PEAK HOUR	SATURDAY PEAK HOUR
Golf Course (Code:430)	643	44	72	83

Per the Trip Generation Manual, the total daily trips for a golf course already include the 18-hole golf course and other amenities such as a clubhouse. The addition of a 3,900 square foot club house building should be no increase or at the very worst minimal increase in daily trips as these facilities have already existed at the site and fit within the guidelines of expected amenities from the ITE Manual. Therefore, the proposed club house project would not expect to create additional impacts to the surrounding street network based on the existing on-site amenities and guidelines of the golf course category from the ITE Manual.

If you have any questions, please feel free to me at 720.262.5527.

Cordially,

COLLINS ENGINEERS, INC. (COLLINS)

By: _____

Bryan Frantz
Project Manager

