



July 23, 2024

Ms. Nicole DeVries
Wellspring Community
826 Park Street, Unit 200
Castle Rock, CO 80109

RE: 826 Park Street Expansion/Unity on Wolfensberger – Traffic Generation Letter

Ms. DeVries:

Matrix Design Group (Matrix) has prepared this letter to investigate the impact of the expansion of 826 Park Street and the changes in land use at 200 Wolfensberger Road (Unity on Wolfensberger) on the adjacent streets. Currently, a Quality Inn hotel with 70 rooms located at 200 Wolfensberger Road, and 13,660 square feet (sf) of gross floor area (GFA) at 826 Park Street is available for this site. The plan is to convert the hotel into 44 residential dwelling units. The hotel will be remodeled so that 22 units of the 44 units will be allocated to the individuals with Intellectual and Developmental Disabilities (IDD), and the remainder will be 22 neurotypical units. The 826 Park Street, on the other hand, will be expanded to 23,800 sf. The new land use changes will cause less traffic on the streets despite the expansion of 826 Park Street.

Table 1 below compares the current amount of traffic generated by 826 Park Street and 200 Wolfensberger Road with what is expected to be generated due to change in land use and expansion.

Table 1 – Trip Generation Comparison

Land Use - ITE Code	Address	Unit	Value	AM			PM			DAILY		
				IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Existing Conditions												
310 - Hotel	200 Wolfensberger Road	Rooms	70	15	12	27	12	12	24	168	167	335
560 - Church	826 Park Street	1000 SF GFA	13.66	2	1	3	4	5	9	62	62	124
TOTAL				17	13	30	16	17	33	230	229	459
Planned												
253 - Congregate Care Facility	200 Wolfensberger Road	Dwelling Units	22	2	1	3	3	3	6	14	14	28
215 - Single Family Attached	200 Wolfensberger Road	Dwelling Units	22	1	4	5	5	4	9	59	59	118
560 - Church	826 Park Street	1000 SF GFA (Only 8.47 KSF Expansion)	22.40	4	2	6	6	7	13	86	86	172
TOTAL				7	7	14	14	14	28	159	159	318
DIFFERENCE				-10	-6	-16	-2	-3	-5	-71	-70	-141

The 22.40 KSF is the total gross floor area of 826 Park Street in the planned row. The 8.47 KSF is the expansion.

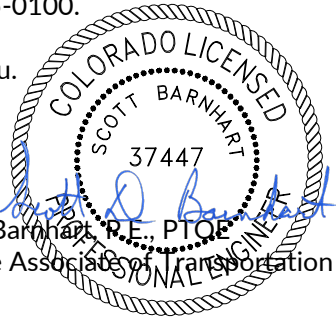
As shown in Table 1, it is anticipated that the total number of daily trips will decrease by 141 trips. Although the 826 Park Street expansion will generate an additional 48 daily trips, reconstructing the hotel will decrease the daily site trips of this building by 189 trips. Since the changes will not have any adverse impact on the transportation network and will decrease the traffic volume on the adjacent street network, a traffic impact study is not required for this development.

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If you have any questions, please feel free to contact me at scott.barnhart@matrixdesigngroup.com or at (719) 575-0100.

Thank you.

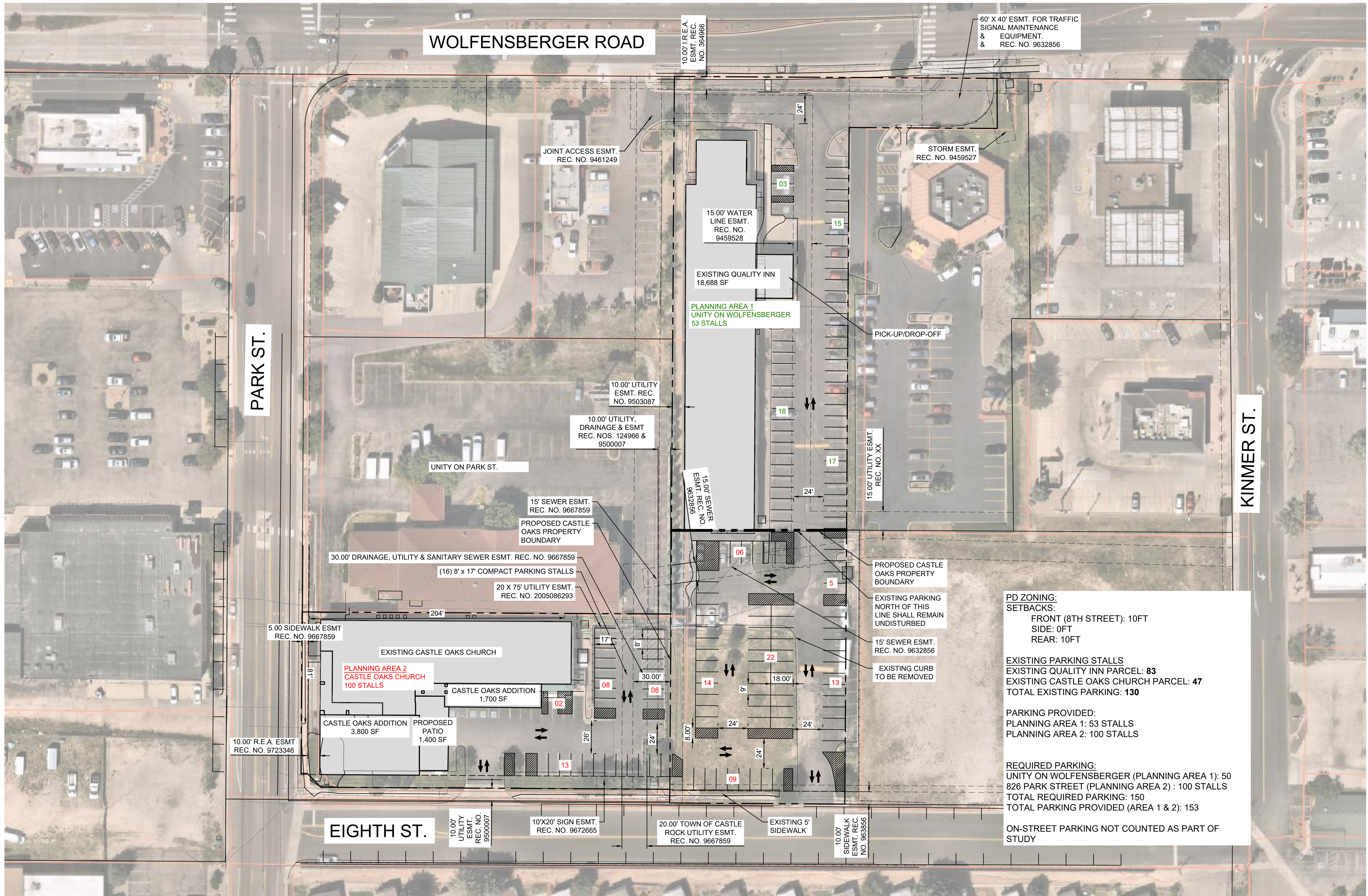
Scott D. Barnhart, P.E., PTOE
Executive Associate of Transportation Services



07/23/2024

Attachment:

826 Park Street and 200 Wolfensberger Road Site Plan



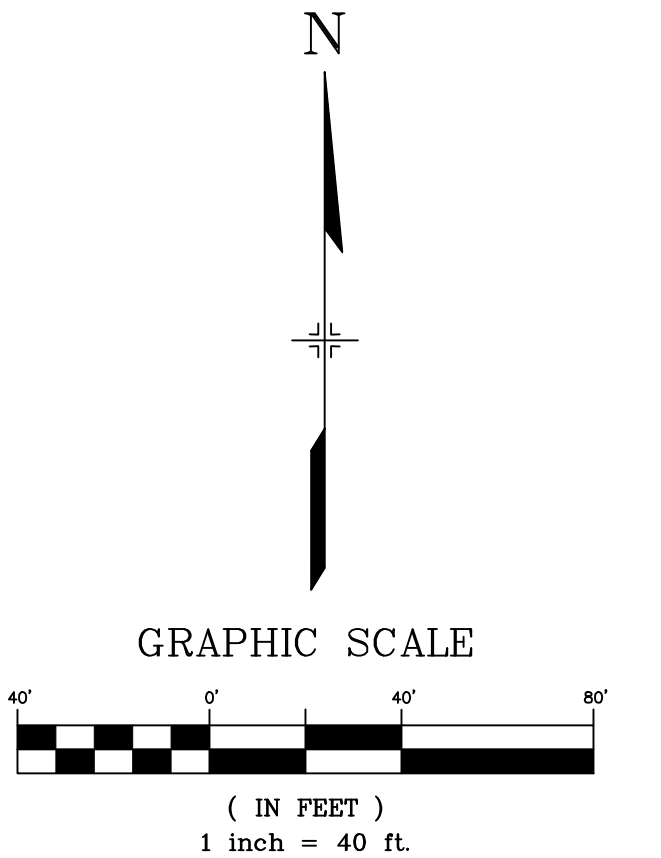
PD ZONING:
SETBACKS:
FRONT (8TH STREET): 10FT
SIDE: 0FT
REAR: 10FT

EXISTING PARKING STALLS
EXISTING QUALITY INN PARCEL: 83
EXISTING CASTLE OAKS CHURCH PARCEL: 47
TOTAL EXISTING PARKING: 130

PARKING PROVIDED:
PLANNING AREA 1: 53 STALLS
PLANNING AREA 2: 100 STALLS

REQUIRED PARKING:
UNITY ON WOLFENSBERGER (PLANNING AREA 1): 50
826 PARK STREET (PLANNING AREA 2) : 100 STALLS
TOTAL REQUIRED PARKING: 150
TOTAL PARKING PROVIDED (AREA 1 & 2): 153

ON-STREET PARKING NOT COUNTED AS PART OF STUDY



SITE LAYOUT AND PARKING
ARE CONCEPTUAL AND
SUBJECT TO CHANGE

REFERENCE DRAWINGS			
X-MDG22x34 1310.004-EX-UTIL 1310.004-EX-MAP 1310.004-EX-SITE			
No.	DATE	DESCRIPTION REVISIONS	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\24.1310.003 Castle Oaks Due Diligence\500 CADD\505 Exhibits\Castle Oaks Parking Lot Exhibit_Survey.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: July 22, 2024 2:35:37 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	
N	
SITE LAYOUT AND PARKING ARE CONCEPTUAL AND SUBJECT TO CHANGE	

PREPARED BY:

 **Matrix**
Excellence by Design

SEAL	
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 24.1310.003	

Castle Oaks Church Expansion			
Castle Oaks & Wellspring Community Town of Castle Rock			
Parking Exhibit			
DESIGNED BY:	JS	SCALE	DATE ISSUED:
CHECKED BY:	JS	HORIZ 1" = 40' VERT. N/A	2024-07-12
SHEET			1 OF 1
DRAWING No.			Exhibit 1