



January 24, 2025

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

Dear 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 24 residential dwelling units. The hotel will be remodeled so that 12 units of the 24 units will be allocated to individuals with Intellectual and Developmental Disabilities (IDD), and the remainder will be 12 multi-family homes. In addition, Approximately 16,165 square feet of office space will be available at 200 Wolfensberger Road, accommodating 10 administration staff and 15 volunteers assisting the DDI individuals. All staff and volunteers are expected to arrive during the morning peak hour and depart during the evening peak hour. To account for the additional daily trips, it was assumed that 25 percent of the employees and volunteers will temporarily leave the office during the lunch hour. The 826 Park Street, on the other hand, will be expanded to 27,000 sf. A 1,400 sf of the new expansion will be a patio which will not generate any additional traffic. As a result, Matrix compared the number of trips generated by this 25,600-sf development with what is currently in place. The new land use changes are expected to result in less daily traffic on the streets despite the expansion of 826 Park Street and changes in the land use of the 200 Wolfensberger Road.

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 changes in land use and expansion.

Table 1 – Trip Generation Comparison

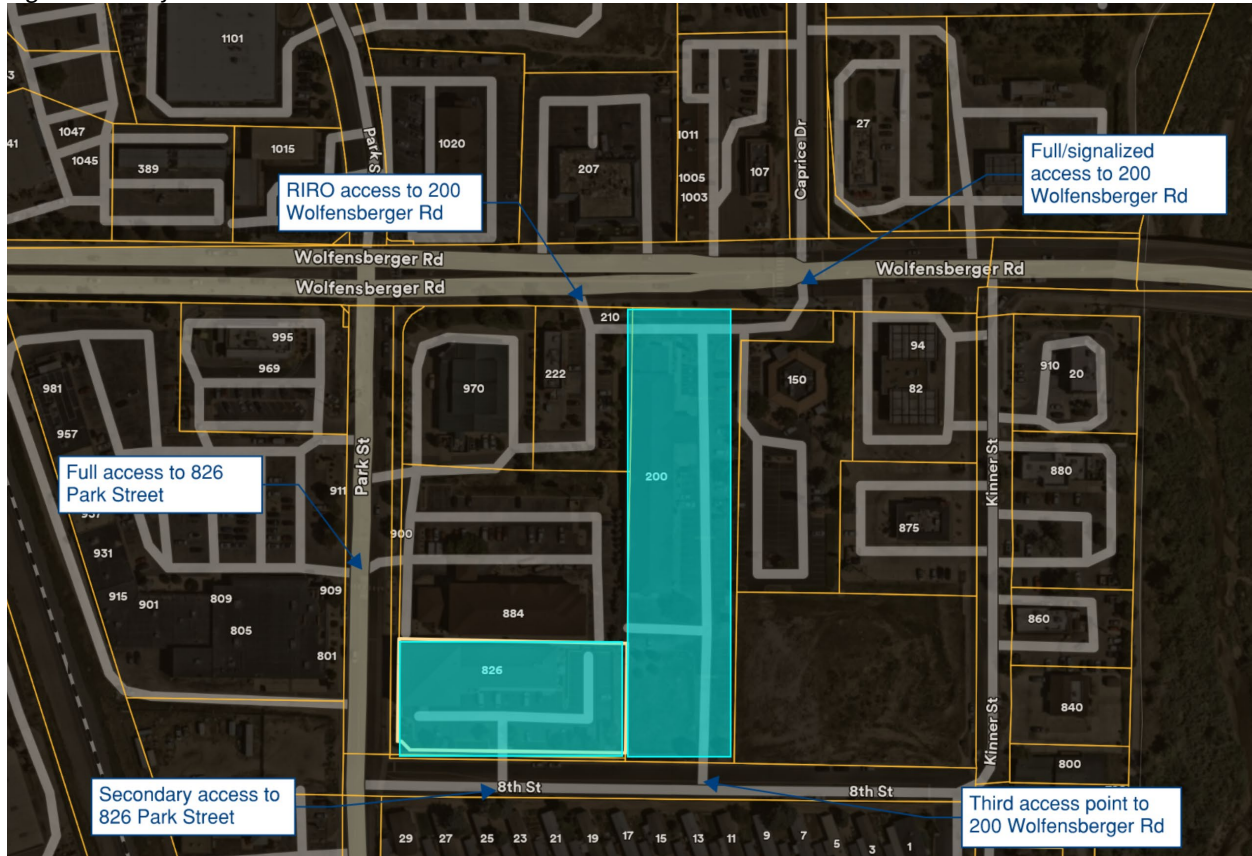
Land Use - ITE Code	Address	Unit	Value	AM			PM			DAILY		
				IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Existing Conditions												
310 - Hotel	200 Wolfensberger Road	Rooms	70	15	12	27	12	12	24	168	167	335
560 - Church	826 Park Street	1000 SF GFA	13.66	2	1	3	4	5	9	62	62	124
TOTAL				17	13	30	16	17	33	230	229	459
Planned												
253 - Congregate Care Facility	200 Wolfensberger Road	Dwelling Units	12	1	1	2	2	2	4	13	13	26
220 - Multi Family	200 Wolfensberger Road	Dwelling Units	12	6	20	26	16	10	26	76	76	152
Office	200 Wolfensberger Road	Employees	25	25	0	25	0	25	25	32	32	64
560 - Church	826 Park Street	1000 SF GFA	25.6	5	3	8	6	8	14	95	95	190
TOTAL				37	24	61	24	45	69	216	216	432
DIFFERENCE				20	11	31	8	28	36	-14	-13	-27

*1.4 ksf of the expanded 826 Park Street building will be a patio which will not generate new traffic.

Excellence by Design

As shown in Table 1, it is anticipated that the total number of daily trips to decrease by 27 trips. Although the number of trips during the AM and PM peak hours will slightly increase due to the new development, the changes will not have any adverse impact on the transportation network. As shown in Figure 1, below currently there are 5 access points for these two developments. The number of hourly trips will not increase by more than 5 vehicles per hour for the 826 Park Street, and not more than 31 vehicles per hour for the 200 Wolfensberger according to Table 1. Given there are three unique access points for the 200 Wolfensberger Road development, Matrix does not anticipate that any adverse traffic impacts will be observed due to planned changes. The new development will decrease the daily traffic volume on the adjacent street network; hence a traffic impact study is not required for this development.

Figure 1 – Project Access Points



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., P.T.O.E.
Deputy Director of Transportation Services

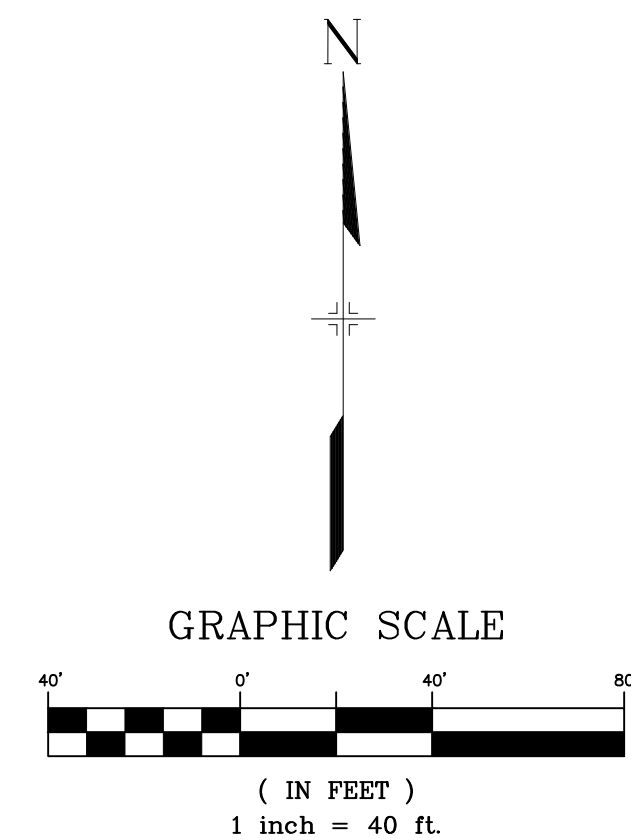
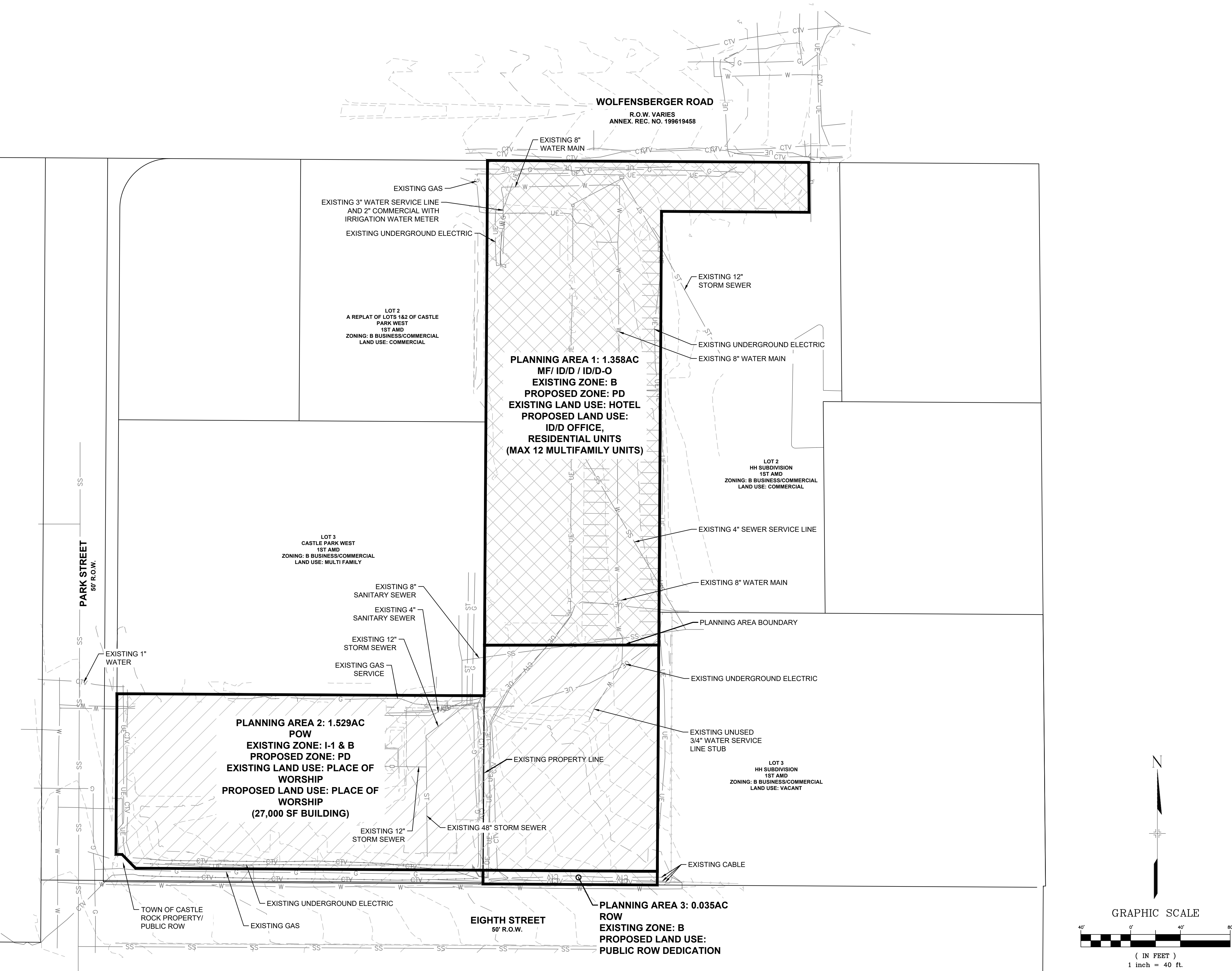
01/24/2025

Attachment:
826 Park Street and 200 Wolfensberger Road Site Plan

FILE LOCATION: S:\24.1310.005\UNIT 2 PD PLAN\500 CAD\DD\504 PLAN SET\DEVELOPMENT PLAN\PD02.DWG

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PARCEL
- EXISTING CONTOURS
- PLANNING AREA BOUNDARY
- PLANNING AREA 1
- PLANNING AREA 2
- PLANNING AREA 3



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

WELLSPRING COMMUNITY

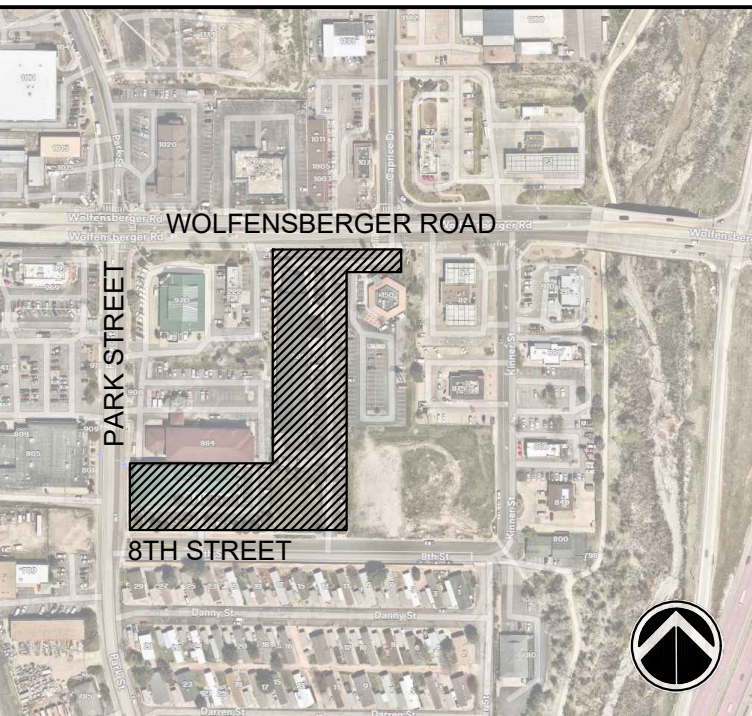
826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935

CASTLE OAKS COVENANT CHURCH

826 PARK STREET
CASTLE ROCK, CO 80109
(303) 688-4060

APPROVAL:

VICINITY MAP:



PROJECT:

826 PARK ST. EXPANSION AND
200 WOLFENSBERGER ROAD
PLANNED DEVELOPMENT PLAN
TOWN OF CASTLE ROCK
JANUARY 22, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	12/12/2024	REVISED PER TOWN REVIEW COMMENTS	KM
2	01/22/2025	REVISED PER TOWN REVIEW COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 24.1310.005

DRAWN BY: WCG

CHECKED BY: JS

APPROVED BY: RAF

SHEET TITLE:

PD PLAN

PD02

SHEET 02 OF 03

826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO.: PDP24-0004