
PROJECT NARRATIVE
200 Wolfensberger Road
CONSTRUCTION DOCUMENTS (CDs)

200 Wolfensberger Road project is proposing CDs for the existing Quality Inn site. The site is zoned PD by a recently approved application (PDP24-0004) with the Town of Castle Rock. The intent of the construction documents is to support the conversion of the existing Quality Inn to market rate residential housing, housing for adults with intellectual and developmental disabilities (ID/D) as well as spaces utilized for offices, day programs, and Wellspring Community programming serving the ID/D residents.

The existing Quality Inn Hotel is currently existing and located at 200 Wolfensberger Road. This parcel lies directly northeast of the Castle Oaks Evangelical Covenant Church. The existing parcel is approximately 1.98AC, zoned PD and addressed at 200 Wolfensberger Road. A concurrent Replat application will reduce the parcel size to approximately 1.36AC. The existing hotel is two stories with an approximate size of 31,414SF. This application will allow the hotel to convert to a mixed housing development with up to 12 market rate residential units and 12 market rate units for ID/D residents as well as spaces utilized for offices, day programs, and Wellspring Community programming serving the ID/D residents.

Construction Documents

The existing Quality Inn Hotel site (200 Wolfensberger Road) will be converted into market rate residential units, ID/D housing and ID/D office. The ID/D units will be utilized by individuals who do not drive, therefore parking for each unit is not provided. Guest parking for ID/D housing is provided at 1sp per 4 units and estimated at 3 stalls. Market rate resident parking is provided per Town of Castle Rock parking requirements (2sp per unit) and estimated to be 24 stalls. ID/D office is provided at 2sp per 1,000 sq. ft and estimated to be 33 stalls. The total parking demand for the site is estimated to be 60 stalls. All required parking for this use is provided within the parcel replat boundary.

The conversion of the existing building to multifamily will occur interior to the building. There are no proposed building expansions to the existing Quality Inn Building. Minimal site modifications include adding a sidewalk at the front of the building, relocated dumpster enclosure and any required landscape additions to bring the site up to code.

Compliance

The construction documents are in compliance with the approved PD Plan (PDP24-0004) and with the SDP (SDP25-0006) currently under review by the Town of Castle Rock.

Variances

A variance is requested on the current SDP (SDP25-0006 under review) application from the Irrigation Design standard of section 4.5.1 (2.b) of the Town of Castle Rock Landscape and Irrigation Criteria Manual. This standard states that "*Irrigated areas greater than five thousand (5,000) square feet shall require a dedicated irrigation service line*". Although the existing site contains greater than 5,000 square feet of existing landscaping, the site utilizes only drip irrigation and proposes no above ground irrigation

spray or rotor heads. The existing irrigation is functioning well without a dedicated irrigation service line. Adding a dedicated irrigation service line would be a large expense for the applicant with little to no additional benefit.

Technical Compliance

The construction documents are in compliance with the Town of Castle Rock Municipal Code and Infrastructure Design Codes.

Impacts

Overall impacts to the site are anticipated to be minimal. The site is infill with uses such as Business/Commercial and manufactured home immediately adjacent. The site is currently served by Town of Castle Rock utilities.

Impacts of the Quality Inn change of use to market rate housing units, ID/D housing units, and ID/D office is anticipated to be minimal. Currently the site operates as a hotel with approximately 70 rooms. The conversion of the existing hotel rooms to permanent housing will provide up to 24 ID/D and market rate housing units on the second floor and ID/D office and program space on the first floor. Overall traffic to the site will be less impactful than its existing use because individuals in ID/D housing do not drive themselves.

Infrastructure

The site is presently served by the Town of Castle Rock. The site is located in the Town of Castle Rock's yellow pressure zone. The capacity of the existing water and sewer lines to serve the change of use for 200 Wolfensberger Road are further analyzed in the Utility Report included with this CD application. An existing access along Wolfensberger serves as the Primary access to 200 Wolfensberger Road. Secondary access will still be available along 8th Street. The proposed changes will not have any adverse impact on the transportation network and as shown in the traffic memo, will decrease the traffic volume on the adjacent street network.

A Phase III drainage report and Final Utility Report have been included with the submittal.

Phasing

The project will be constructed in one phase.