

PROJECT NARRATIVE

826 Park St. Expansion and Unity on Wolfensberger PLANNED DEVELOPMENT (PD)

826 Park Street Expansion (Castle Oaks Evangelical Covenant Church) and Unity on Wolfensberger are proposing to rezone the Castle Oaks Evangelical Covenant Church and existing Quality Inn site to PD Zoning. The intent of the rezone is to allow for a 9,300SF expansion of the 826 Park Street building, provide sufficient parking for the building expansion and to support the conversion of the existing Quality Inn to market rate housing for neurotypical adults and adults with Intellectual and Developmental Disabilities (ID/D).

The existing Castle Oaks Evangelical Covenant Church is located on +/-0.95AC in the NE corner of 8th Street and Park Street. The existing building is a two-story building with an approximate size of 14,500SF. This parcel is zoned I-1 Light Industrial and is plated and addressed at 826 Park Street. Expansion of the 826 Park Street building will bring the total square footage to 23,800SF. The total building expansion is approximately 9,300SF. The existing building, proposed building expansion and required parking are proposed to be included in Planning Area 2 on the PD Plan. With the building expansion, 100 parking stalls are required per Town of Castle Rock code requirements.

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 Business/Commercial and addressed at 200 Wolfensberger Road. The existing hotel is two stories with an approximate size of 31,414SF. This application will allow for the hotel to convert to a mixed housing development with up to 44 market rate units for neurotypical residents and market rate units for ID/D residents.

Planned Development

The proposed planned development shows all proposed uses within two separate planning areas. Uses for each planning area are described below:

Planning Area 1: The existing Quality Inn site (Unity on Wolfensberger) will allow for the use of the site to change from hotel to up to 44 total units for neurotypical adults and adults with ID/D. 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. Neurotypical resident parking is provided per Town of Castle Rock parking requirements (2sp per unit) and estimated to be 44 stalls. Total parking demand for the site is estimated to be 50 stalls. All required parking for this use is provided within Planning Area 1. The conversion of the existing building to multifamily uses will occur interior to the building. There are no proposed building expansions to the existing Quality Inn Building.

Planning Area 2: The planned development proposes for the expansion of the 826 Park Street building to approximately 23,800SF. Uses of the expansion include worship, community space, classroom, nursery, office, storage, parking and commercial kitchen. Maximum building height will be 40' as measured per Town of Castle Rock guidelines. Planning Area 2, shown on the PD Plan includes the existing building footprint, proposed building expansion and all 100 required parking stalls. Parking demand was calculated based on peak usage of the church site (Sundays and Holidays) and Town of Castle Rock code requirements.

Compliance

The proposed development is in compliance with the 2020/2030 Vision, 2020/2030 Comprehensive Master Plan and is supportive of outstanding Community Service and Responsible Growth. The proposed

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size and height of the building is sensitive to the scale & character of the surrounding properties therefore promoting Responsible Growth. As an infill site, the PD Plan fulfills the Comprehensive plan infill strategies and future land use map which identifies the site(s) as mixed-use. The proposed development will comply with all current and amended Town of Castle Rock zoning codes, general design principles and technical manuals.

Infrastructure

Both sites are presently served by the Town of Castle Rock. The site is located in the Town of Castle Rock's yellow pressure zone. Capacity(ies) of the existing water and sewer lines to serve the change of use for Unity on Wolfensberger and 826 Park Street building expansion will be analyzed with the SDP(s). An existing access point located along 8th street currently serves the church. A secondary access point for 826 Park St., is proposed in Planning Area 2. This access is existing along 8th Street and currently serves as an access to the existing Quality Inn Hotel. With this project, the parking lot drive aisles will extend from 826 Park St. to the secondary access point along 8th Street, thereby providing a secondary entrance and exit for 826 Park St. The proposed changes will not have any adverse impacts on the transportation network and, as shown in the traffic memo, will decrease the traffic volume on the adjacent street network.

An existing access along Wolfensberger will serve as the Primary access to Unity on Wolfensberger. Secondary access will still be available along 8th Street. With the use changing from hotel to permanent housing, traffic volume going onto the adjacent street network will decrease. A traffic memo has been included with the submittal.

A Phase 1 drainage report and Concept Utilities letter has been included with the submittal.

Impacts

Overall impacts to the site are anticipated to be minimal. Both sites are infill with uses such as Business/Commercial and manufactured home immediately adjacent. Both sites are currently served by Town of Castle Rock utilities. After expansion, Castle Oaks Church and Wellspring Community anticipate continuation of services and programs with the same hours and schedules they currently operate. Peak traffic is anticipated to be on Sundays and religious Holidays.

Impacts of the Quality Inn change of use to market rate neurotypical and ID/D housing units 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 44 ID/D and neurotypical market rate units. Overall traffic to the site will be less impactful than its existing use because individuals in ID/D housing do not drive themselves. The changes to land use will overall cause less traffic on the streets despite the expansion of 826 Park Street.

Land Suitability Analysis impacts of the project are anticipated to be minimal. Both sites are infill and have been developed for several years. Presently, there are no significant slopes, minimal vegetative cover, no wildlife habitat/migration or wildfire mitigation zones. Geologic hazards will be analyzed with the individual site development plans.

Phasing

The project will be constructed in one phase.