



5500 Greenwood Plaza Blvd., Suite  
200 Greenwood Village, CO 80111  
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May 26, 2026

**Town of Castle Rock**  
**Development Services**  
100 N. Wilcox St.  
Castle Rock, CO 80104

RE: Walmart WING Drone Project- 133 Sam Walton Lane  
Project Narrative

To whom it may concern,

This project narrative has been prepared in support of the proposed WING Drone Delivery project at Walmart Supercenter #984, located at 133 Sam Walton Ln, Castle Rock, CO 80104. The existing Walmart Supercenter is located at the northeast corner of Sam Walton Lane and Front Street. The site contains approximately 21.7 acres. The subject property is currently zoned (PD) Planned Development, as a part of the Milestone Office Campus Amended (1998): Planned Development Plan.

The proposed WING Drone Delivery project will provide grocery and small-package delivery service to customers within an approximately 6-mile radius of the store. Proposed site improvements include the installation of an 18-stack drone charging pad system powered by temporary battery storage unit, along with a storage box and fencing to support and secure drone delivery operations.

The existing supercenter includes 212,837 square feet of building area. The site currently provides 832 parking spaces, resulting in a parking ratio of approximately 3.9 spaces per 1,000 square feet of building area. Following completion of the drone project, the site will provide 800 parking spaces, resulting in a parking ratio of approximately 3.8 spaces per 1,000 square feet.

The WING Drone Delivery project will offer several benefits to the surrounding community by providing a safer, cleaner, faster, and more cost-effective method for local delivery of small packages and everyday goods. By reducing the number of short vehicle trips, drone delivery has the potential to lessen roadway congestion and reduce exposure to traffic-related safety risks. The service also supports cleaner



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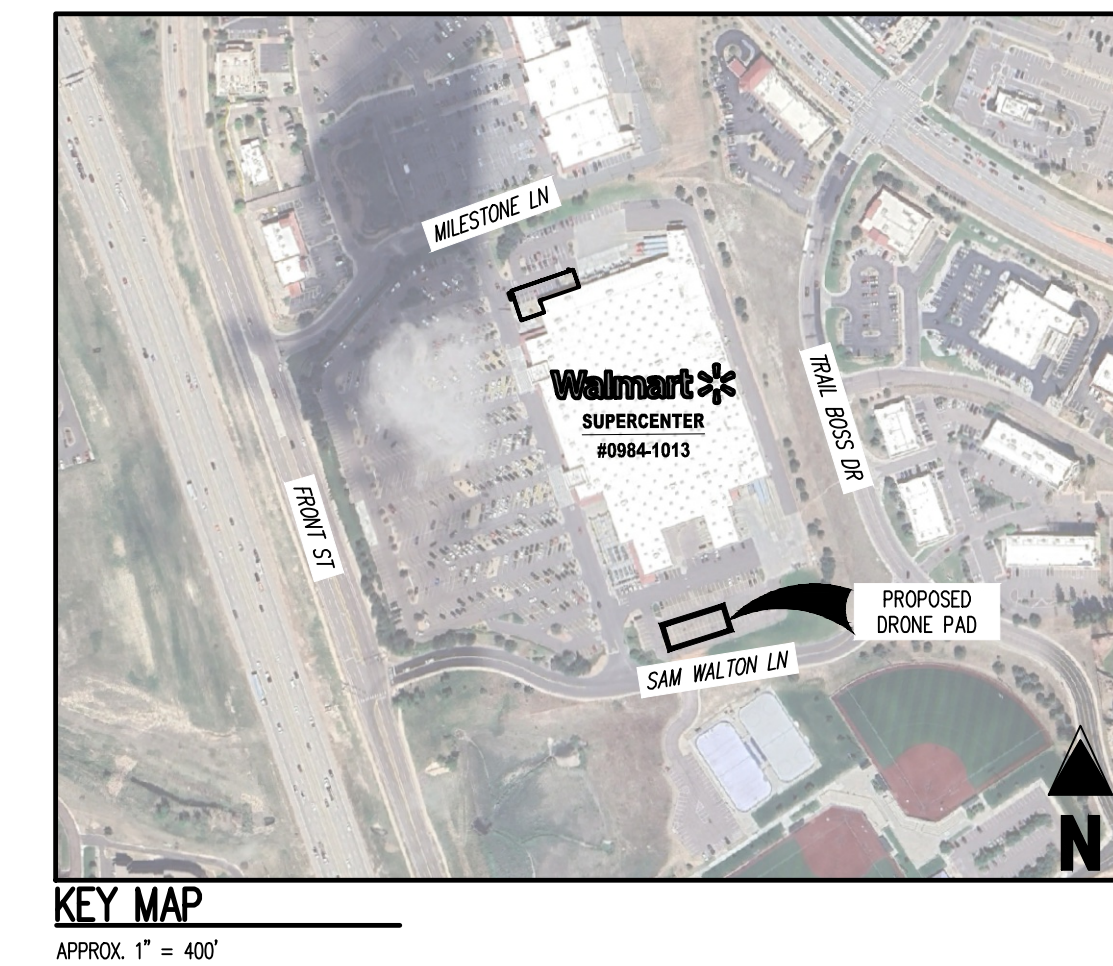
delivery practices through the use of energy-efficient aircraft in place of traditional vehicles for short-distance deliveries.

In addition, drone delivery can improve access to groceries and essential goods for customers with limited mobility, transportation challenges, or time constraints. The project supports continued innovation in local delivery services, creates opportunities for technology-focused employment, and helps position the community at the forefront of emerging supply chain and aviation technologies.

Sincerely,

**GALLOWAY**

Anna Betkowski  
Development Services Coordinator  
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| SITE ANALYSIS TABLE (EXISTING STORE)                                           |                |                |
|--------------------------------------------------------------------------------|----------------|----------------|
|                                                                                | EXISTING       | PROPOSED       |
| TOTAL BUILDING AREA*                                                           | 212,837 S.F.   | 212,837 S.F.   |
| REQUIRED PARKING (PER TOWN OF CASTLE ROCK)                                     | 852 SPACES     | 852 SPACES     |
| REQUIRED PARKING RATIO (PER TOWN OF CASTLE ROCK)                               | 4.0/1,000 S.F. | 4.0/1,000 S.F. |
| CUSTOMER AND ASSOCIATE PARKING                                                 | 772 SPACES     | 740 SPACES     |
| ACCESSIBLE PARKING                                                             | 28 SPACES      | 28 SPACES      |
| PICKUP PARKING                                                                 | 32 SPACES      | 32 SPACES      |
| PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW) | 46 SPACES      | 46 SPACES      |
| PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS                                 | 832 SPACES     | 800 SPACES     |
| PROPOSED PARKING RATIO INCLUDING PICKUP STALLS**                               | 3.9/1,000 S.F. | 3.8/1,000 S.F. |

\* BUILDING AREA COORDINATED AND CONFIRMED VIA EMAIL FROM EVELYN PERALES OF MCG ARCHITECTURE ON 02/05/2026

\*\* THIS IS AN OWNED SITE, ECR CALLS FOR PARKING RATIO AT 5.0 (NOTES PER LUCERNIX, JOSH SMITH, 12/15/2025)

\*\*\* EXISTING PARKING RATIO IS BELOW TOWN REQUIRED MINIMUM PARKING RATIO. VARIANCE OR OTHER CITY PROCESS MAY BE REQUIRED.

\*\*\* EXISTING PARKING RATIO IS BELOW ECR REQUIRED MINIMUM PARKING RATIO. ECR AMENDMENT MAY BE REQUIRED.

**SITE NOTES:**

1. THERE IS A PY 2027 EXPANSION PROJECT ON THIS SITE.
2. EXISTING PARKING COUNT WAS OBTAINED FROM 2027 EXPANSION PROJECT SITE PLAN (0984.1011)
3. HOSPITAL LOCATED 1.24 MILES WEST OF SITE.
4. PER COORDINATION WITH DEM 5601 PROJECT WILL BE EVALUATED FOR VIABILITY AND IMPACTS TO ANY ONGOING PROJECT. NO PERMITS RELATED TO DRONE PROJECT ARE TO INTERFERE WITH 2027 EXPANSION PROJECT.
5. PROPOSED PARKING RATIO OF 3.8/1,000 S.F. WILL REQUIRE VP APPROVAL

