

MEMORANDUM

TO: Ms. Kelly Seitz, Manager, Mesa Properties

FROM: Philip Dunham, PE, PTOE, Felsburg Holt & Ullevig

DATE: May 11, 2022

SUBJECT: Scileppi's at The Old Stone Church Trip Generation, Castle Rock, CO
FHU Reference Number 122186-01

Thank you for the opportunity to assist you with analyses for your upcoming expansion. This memorandum summarizes the trip generation potential for the expansion and the information it contains is based on a conversation Felsburg Holt & Ullevig had with Town of Castle Rock personnel that is responsible for reviewing this type of information.

Development Information

Scileppi's at The Old Stone Church is proposing a 6,000 square foot (sf) expansion of the existing restaurant which is located at 210 Third Street in Castle Rock. The project would expand the existing restaurant to the east into the adjacent on-site parking lot. Of the additional 6,000 sf, 1/3 will be basement storage space (2,000 square feet) and the remaining 2/3 will be new restaurant space (4,000 square feet). Refer to the attached site plan for a payout of the expansion. The parcel on which the expansion will occur, which is to the east of the existing structure, is approximately 0.28 acres in size. The site sits on the southeast corner of the existing intersection of Jerry Street and Third Street in downtown Castle Rock.

Trip Generation Calculations

Trip generation calculations for this effort were prepared using the 11th Edition of the *Trip Generation Manual* (the Manual). This Manual, developed by the Institute of Transportation Engineers (ITE), provides trip generation data for a wide range of land uses including residential, commercial, and industrial facilities.

The proposed expansion will increase the operational square footage of Scileppi's by 4,000 square feet and the proposed development scenario most closely aligns with ITE's Land Use Code (LUC 931) for a Fine Dining Restaurant. The projections of trip generation for the proposed expansion is presented in **Table 1**.

Table 1. Scileppi's at The Old Stone Church Trip Generation Estimates

Existing										
Land Use	ITE Code	Unit	Quantity	Daily	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Fine Dining Restaurant	931	SF	4,000	335	3	0	3	21	10	31

As you can see in this table, the restaurant expansion is projected to generate an additional 335 daily trips, with 3 trips occurring in the AM peak hour and 31 trips occurring in the PM peak hour.

Development Context

The Stone Church building has served as a restaurant dating to the mid-1970s and it became Scileppi's in 2018. Over the course of the four years Scileppi's has been in business at this location, downtown Castle Rock has experienced a transformation into a more multi-use environment with the addition of new residential buildings. Notably, the Riverwalk development to the immediate south of Scileppi's offers first floor retail with residential units on the floors above. A similar residential/retail development has opened across Wilcox Street also. These types of mixed-use sites have led to a more walkable downtown area and encourages more nontraditional trip modes. Given the location of Scileppi's within the downtown environment, it is believed that as much as a third of traffic could be from non-vehicular travel that reduces the operational impact to the roadway network.

Conclusions

The Scileppi's at The Old Stone Church expansion will be 6,000 sf of which 4,000 sf will be available for use by the restaurant. FHU completed trip generation calculations for the planned land use and found that the proposed expansion is expected to generate 335 daily trips, with 3 trips occurring in the AM peak hour and 31 trips occurring in the PM peak. Based upon the restaurant's location in downtown Castle Rock, and given development of a more mixed-use environment in the area, it is believed that as much as one-third of traffic may be from non-vehicular forms of transportation. As such, these reduced values result in estimates of 223 daily trips, with 2 trips occurring in the AM peak hour and 21 trips occurring in the PM peak.

Given the downtown context for which Scileppi's is a part, the additional peak hour vehicles trips will be almost unnoticeable since the highest hourly level of increase is only one vehicle every three minutes. Patrons of the restaurant will use on-street or off-street parking opportunities as is available for any of the retail and restaurant establishments in downtown Castle Rock. As such, we believe that this expansion can be a cohesive part of the vibrant mix of land uses that downtown Castle Rock is evolving into.

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