



June 21, 2024

Town of Castle Rock
Development Service Department
100 N. Wilcox Street
Castle Rock, CO 80104

Re: Woodspring Suites at Promenade at Castle Rock – Project Narrative

On behalf of KT Development, Entitlement & Engineering Solutions (EES) is pleased to present this submission, which includes a letter of introduction, a detailed site development plan, and plat documents for the proposed Woodspring Suites Hotel. The hotel is located east of Promenade Parkway, west of ENT Bank, and north of Sam's Club, specifically on Lots 3A-1 & 2A-2, Block 4 (parcel numbers 2351-271-07-006 & 2351-271-07-011). The development will feature a new four-story hotel totaling 48,660 square feet, complete with an associated parking lot, drive aisles, and significant landscaping improvements. Additionally, the plan incorporates essential utilities, including a stormwater management system.

Compliance

The proposed development aligns with the 2030 Vision and Master Plan of Castle Rock, which aims to support the local economy by expanding employment opportunities and stabilizing the tax base. Currently zoned under the Promenade at Castle Rock Planned Development Plan (PDP), the site adheres to the PDP's guidelines, which promote retail and commercial activity.

At the request of Staff, a parking study has been conducted to further confirm the reduction in parking is consistent with the total amount of parking required to sufficiently serve a hotel development of this nature. The parking study, conducted by SM Rocha confirms the requirements of Municipal Code Section 17.54.090. The parking study has been included with this submittal and the findings provided below.

Per the Parking Study provided by SM Rocha on 6/20/24:

“125 on-site parking spaces are proposed to serve development site parking demand. During an average condition, ITE Parking Generation rates indicate that an average of 0.74 parking spaces are needed per room during weekday peak demand periods. This results in 91 parking spaces being recommended for the proposed development. Based on these standard parking rates, the study area would have a parking surplus of 34 spaces.

Further analysis was conducted to consider Town parking requirements for a Hotel land use. Town Municipal Code Section 17.54.040 requires 1.2 parking spaces for every one room. This calculates 147 parking spaces required for the proposed 122 rooms. Based on this calculation it is determined that the proposed use would have a deficiency of 22 spaces. This result is in contrast to what is recommended by ITE Parking Generation rates.

Considering these considerations, on behalf of the applicant, we are formally requesting an administrative reduction in the parking requirement from the required 147 stalls to 125 stalls, representing a 15% reduction. Supporting this request, a letter from Choice Hotels has been submitted, detailing the occupancy rates and standard parking configurations. This documentation is included in the submittal package.

Due to property boundary constraints, it is understood that the proposed development may not be able to provide additional parking to meet the Town required rates. Therefore, potential reductions to the discussed parking requirements are examined. As noted in the Town Municipal Code Section 17.54.090, a reduction of up to 25 percent of the required parking may be accommodated given sufficient supporting documentation.

The proposed parking represents a reduction of approximately 15 percent when compared to the Town requirements and therefore is within the acceptable limit for allowed reductions. Pursuant to the above assessments, it is believed that during typical periods of operation, the proposed development can accommodate expected parking demand with such a reduction applied as indicated by ITE rates of parking generation.”

The proposed development complies with all other standards set forth by the Town of Castle Rock and the Promenade at Castle Rock PDP.

Impact

The design of the Woodspring Suites Hotel complements the existing retail and restaurant establishments in the area, enhancing the overall community without any adverse effects on the area. The landscaping will adhere to the standards of both the Town of Castle Rock and the Promenade at Castle Rock, ensuring a pleasing and well design site. Additionally, the planned drainage system will integrate with existing stormwater infrastructure, minimizing environmental impacts.

Infrastructure

The site is part of a master-planned development and is pad-ready, indicating that it is well-prepared for immediate construction with all necessary access and utility

connections already established. Documentation supporting utility, traffic, and drainage conformity has been included in this submittal.

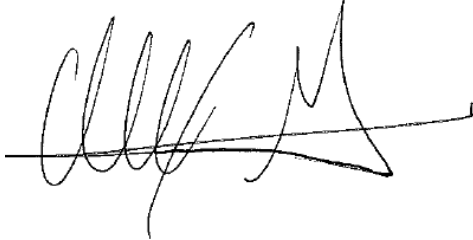
Variances

There are no variances sought that would deviate from the established standards of the Promenade at Castle Rock PDP or the Town of Castle Rock.

We look forward to the opportunity to discuss this exciting project further.

Please let me know if you have any questions.

Sincerely,
K2 Civil Consultants Inc.

A handwritten signature in black ink, appearing to read 'Alex Grimsman', written over a horizontal line.

Alex Grimsman
Site Development Coordinator