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September 23, 2025

Dianne McKeever
Castle Oaks Church
826 Park Street
Castle Rock, CO 80109

RE: 826 Park Street – Traffic Generation Letter

Dear Ms. McKeever:

Matrix Design Group (Matrix) has prepared this letter to investigate the traffic impacts of the proposed improvements at 826 Park Street (Castle Oaks Church) on the adjacent streets. Site improvements at 826 Park Street will include parking lot improvements and the addition of a Church playground and a concrete fellowship gathering area. No building expansion is proposed. These improvements will not generate any additional traffic as they are intended for use by the existing Church congregation.

Table 1 below shows the current amount of traffic generated by 826 Park Street.

Table 1 – Trip Generation

Land Use - ITE Code	Address	Unit	Value	AM			PM			DAILY		
				IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Existing Conditions / After Improvements												
560 - Church	826 Park Street	1000 SF GFA	13.66	2	1	3	4	5	9	62	62	124

As shown in Table 1, it is anticipated that the total number of daily trips will remain unchanged as the new playground will only be utilized by the existing congregation. Matrix does not anticipate that any adverse traffic impacts will be observed due to planned changes. The new development will not increase the daily traffic volume on the adjacent street network; hence a traffic impact study is not required for this development.

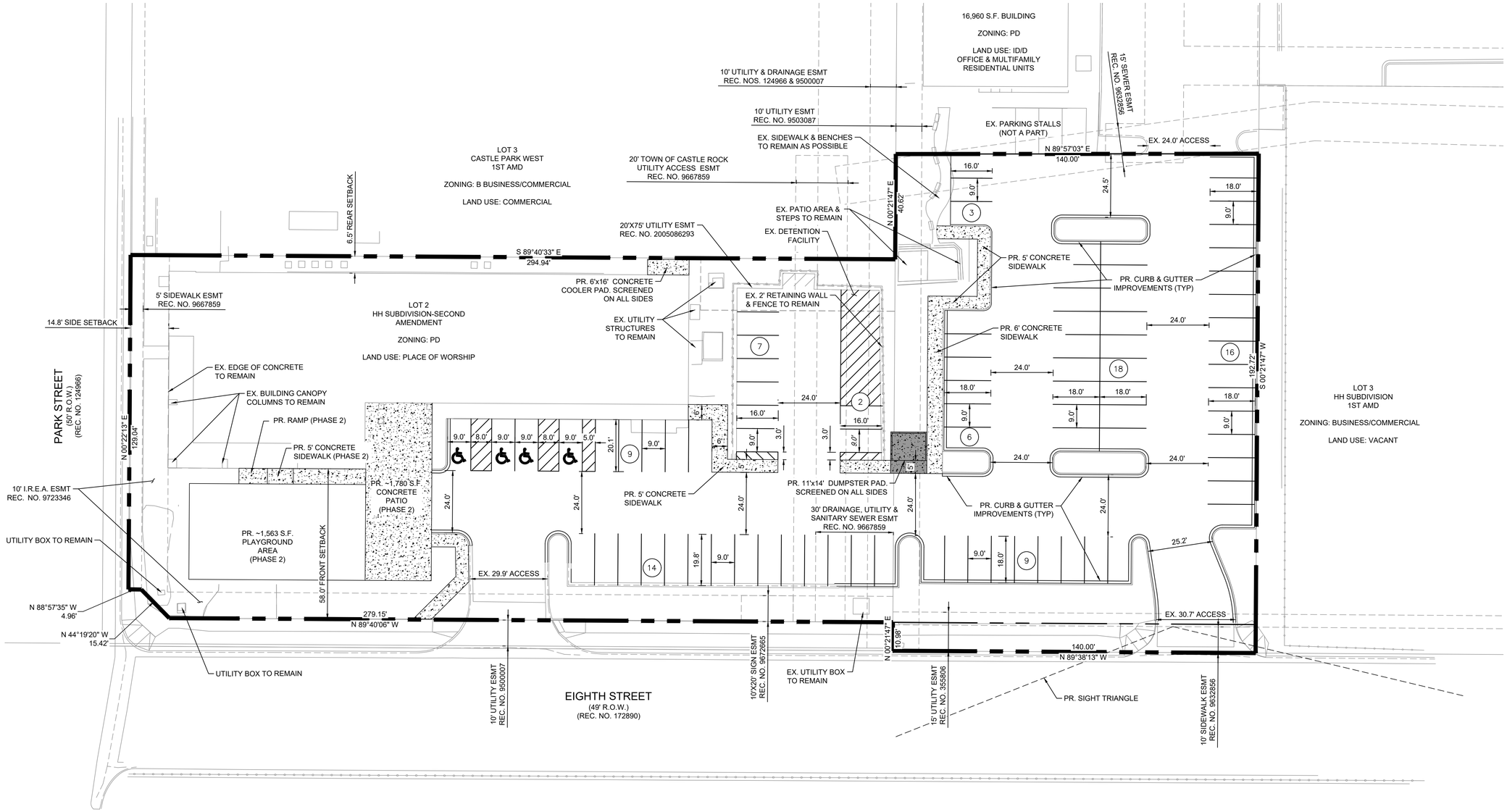
Please feel free to contact me at (719) 575-0100 or at navid.shafieirad@matrixdesigngroup.com if you have any questions.

Sincerely,

Navid Shafieirad

Navid Shafieirad, P.E., PTP, RSP1
Matrix Design Group, Inc.

Attachment:
826 Park Street Site Plan



SITE LEGEND

- PROPOSED PROPERTY BOUNDARY
- EXISTING ABUTTING PARCEL
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING PARKING STALL TO REMAIN
- PROPOSED RE-STRIPING OF PARKING STALL
- ADA PEDESTRIAN PATH OF TRAVEL
- PROPOSED CONCRETE SIDEWALK

N

GRAPHIC SCALE

20' 0' 20' 40'

(IN FEET)
1 inch = 20 ft.

FILE LOCATION: S:\25.1727.001 CASTLE OAKS CHURCH - 826 PARK STREET SDP\500 CAD\DSK\4 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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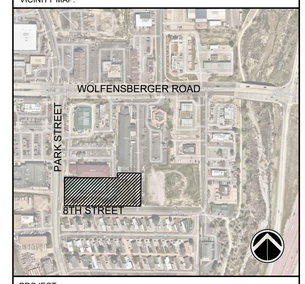
OWNER/DEVELOPER:

CASTLE OAKS COVENANT CHURCH

826 PARK STREET
CASTLE ROCK, CO 80109

APPROVAL:

VICINITY MAP:



PROJECT:

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
LOT 2 HH SUBDIVISION 2ND AMENDMENT

TOWN OF CASTLE ROCK, CO
SEPTEMBER 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	25.1727.001
DRAWN BY:	EA
CHECKED BY:	RF
APPROVED BY:	RF

SHEET TITLE:

SITE PLAN

SP01

SHEET 4 OF 11

SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-XXXX