



January 9, 2026

Mr. Tyler McKee, Development Director
DXD Capital
1520 West Canal Court, Suite 200
Littleton, CO 80120

**Re: Meadows Filing 19, Lot 3D, Parcel 2N –
Castle Rock Self-Storage in Castle Rock, Colorado
FHU Reference No. 126400-01**

Mr. McKee:

Felsburg Holt & Ullevig (FHU) has completed an evaluation of specific traffic information related to the construction of a new self-storage facility that is being planned in Filing 19 of The Meadows subdivision in Castle Rock, Colorado. The subject property is located directly adjacent to the north side of Timber Mill Parkway approximately 1,000' from North Meadows Drive. This project will construct a two-story building on a portion of the property with modular storage units in varying locations within the remainder of the site. Vehicular access for the project will be shared with The Meadowlark Apartments, a 55+ housing facility adjacent to the west side of the self-storage property.

Similar to other conformance letters that have been completed in The Meadows, this letter conveys certain trip generation and access information for a self-service storage unit land use. It compares this information to the previously assumed land use and trip generation for this parcel that was included in the *Timber Mill Parkway Analyses (Analyses)* dated September 27, 2021. This report includes information on:

1. The proposed site plan and land use,
2. A trip generation comparison,
3. A description of the access route and circulation for the site, and
4. A traffic control assessment.

Following is more information on each of these issues.

SITE PLAN & DEVELOPMENT INFORMATION

The new self-storage facility that is being proposed in Filing 19 is located adjacent to the north side of Timber Mill Parkway to the west/northwest of North Meadows Drive. The property is bounded to the west by The Meadowlark Apartments, a 55+ housing project, while to the east and southeast is currently undeveloped land. To the north/northeast is Plum Creek and to the southwest is the Burlington-Northern & Santa Fe railway (BNSF) tracks.

Development in Filing 19 is proceeding, with two light industrial buildings, a church, and the 55+ apartments being occupied (or almost completed). Six other parcels are currently vacant but are likely to be constructed with light industrial, office, commercial land uses.

DXD Capital is planning to construct a two-story building on a portion of the property, with modular storage units in varying locations within the remainder of the site. There will be a total of 687 storage units with an average unit size of 122 square feet (sf). Formalized parking spaces will be somewhat minimal (5 along with 1 handicap space at the primary building entrance and 4 at the north end of the site for a total of 10), mirroring the demand that is typical of self-storage facilities. Informal parking will be available adjacent to the primary building and to the modular storage buildings in varying locations within the site boundary.

The primary building entrance will be along the northwest side of the building. Access for employees, visitors, and storage unit owners will be in a shared, joint access with The Meadowlark Apartments along its east/southeast side (west/southwest side of the self-storage unit site). A representation of the project site plan is found on **Figure 1**.

TRIP GENERATION COMPARISON

Background

FHU completed the *Timber Mill Parkway Analyses* in 2021 to establish vehicle-trips and to confirm roadway classification(s) and access characteristics for this area of Filing 19 in The Meadows. Certain land use assumptions were made for this area of Filing 19 that included light industrial, commercial, office, and retail uses. The *Analyses* can be used for comparison purposes between the original Filing 19 land use assumptions to what is being proposed as new lots within Filing 19 develop.

For this project site, the assumed land use was Senior Apartments which was identified in the September 2021 *Analyses* as land area D1. However, some land use sizes have changed since 2021 and, therefore, there is not an exact one-to-one comparison of trip generation that can be used. As such, a proportional assessment must be made to the previously assumed land use so that an accurate comparison can be made to the related land area for the self-storage site.

Self-Storage Site Comparison

Research was conducted to ascertain the percentage of property upon which the new storage units will reside. Information provided by Castle Rock Development Company finds that the land area previously assumed for the D1 Senior Apartments was a total of 8.71 acres. Since the self-storage property is totally within the boundary of the D1 land area, a simple calculation can be made to determine its proportional share of original vehicle trips for comparison purposes. As such, with the self-storage property being 3.95 acres in size, the proportional share of D1 vehicle trips is 45.35%.

Land Use	Unit	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Filing 19, Land Area DI (from the Timber Mill Parkway Analyses)									
Senior Apartments	DU	130	977	18	10	28	12	17	29
Trip Generation Proportion – 45.35% of DI			443	8	5	13	6	8	14
Self-Storage Trip Projections									
Mini-Warehouse ¹	Units	687	125	4	4	8	6	7	13
Numerical Difference			-318	-4	-1	-5	0	-1	-1
¹ ITE land use category 151, Mini-Warehouse.									

ACCESS ROUTES & VEHICLE CIRCULATION

Access for the new self-storage facility will be through a shared, joint access with The Meadowlark Apartments, which is located along the west/southwest side of the self-storage property and east/southeast side of The Meadowlark Apartments.

Vehicle circulation within the subject property will originate along the shared driveway with The Meadowlark Apartments and can proceed along the primary building, and along or between the modular storage buildings which are located as noted on **Figure 1**. No circulation issues are evident in the site plan design.

TRAFFIC CONTROL

With vehicular movements to/from the self-storage units provided only along the joint access with The Meadowlark Apartments, traffic control via a stop sign is already provided at its connection with Timber Mill Parkway which is documented as the appropriate traffic control tool in the *Analyses*. As such, no other traffic control is required for the success of this project.

SUMMARY

The evaluation of the self-storage facility finds that it can be a cohesive part of the overall development of Filing 19 in The Meadows subdivision. The trip generation estimates find that they are much lower on a daily basis, and lower or zero during the AM and PM peak hours than what was estimated for this parcel in 2021.

Vehicular access with the public street system along Timber Mill Parkway has already been established and access to North Meadows Drive is convenient. Considering the information contained in this letter, I believe that the proposed self-storage facility can be a successful part of the Filing 19 land use objectives.

I hope the information contained in this letter supports you during your approval process with the Town of Castle Rock. Please do not hesitate to contact me at 720-200-8951 or at rich.follmer@fhueng.com if you need further assistance.

Respectfully,

FELSBURG HOLT & ULLEVIG



Richard R. Follmer, PE, PTOE
Associate