



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

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Joey Hoppe
Project Manager
Lee Architects/Interior Designers
2525 South Wadsworth Blvd. Suite 21
Denver, Colorado 80227

Re: Letter of Conformance
Plum Creek Church, Castle Rock, CO

Dear Mr. Hoppe:

At your request, I reviewed your proposal for a two-story, 22,700-square-foot addition to the church to determine if it aligns with the uses and trip generation outlined in the March 2012 Plum Creek Community Church Traffic Impact Study. The graphic shows the current church and proposed addition site.





The church currently occupies about 40,000 square feet, plus a 2,600-square-foot building at the front. A proposed 22,700-square-foot expansion will increase the auditorium's seating from 800 to 1,110 and require relocating some ministries. Seat count is the most relevant factor for trip generation.

The project seeks to increase on-site parking from 267 spaces to 361 standard spaces plus 16 accessible spaces. The church also has a Sunday overflow parking agreement with the charter school to the north.

In March 2012, a TIS was conducted, followed by a Letter of Conformance in August 2019, evaluating approximately 44,000 square feet of church facilities and a student population of 160. The report also projected a parking lot capacity of 360 spaces. The trip generation worksheet provided below utilizes rates from the ITE Trip Generation Manual, 8th Edition.

Trip Generation Worksheet											
ITE CODE	LAND USE	UNIT	QUANTITY	WEEKDAY					SUNDAY		
				ADT	AM		PM		ADT	PEAK HOUR	
					IN	OUT	IN	OUT		IN	OUT
560	Church	KSF	43.8	9.11 399	0.39 17	0.29 13	0.34 15	0.32 14	36.63 1604	5.86 257	5.86 257
565	Day Care	Students	160	4.48 717	0.42 68	0.38 60	0.39 62	0.43 70	na	na	na
Total Trips				1116	85	73	77	83	1604	257	257

It's important to mention that the church no longer operates a day care, making much of the previous trip generation data obsolete. According to the ITE Trip Generation Manual (12th Edition), churches generate fewer weekday trips in general. When the day care is excluded, weekday trip generation drops significantly, as illustrated in the comparison below.

Trip Generation Worksheet										
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	WEEKDAY				SUNDAY	
					AM		PM		PEAK HOUR	
					IN	OUT	IN	OUT	IN	OUT
560	Church	Seats	1110	0.90	0.04	0.03	0.05	0.06	0.26	0.28
				999	47	31	50	61	294	306
560 + 565	Church and Day Care	KSF + Students	43.8 KSF + 160 students	1116	85	73	77	83	257	257
Total Trip Difference				-117	-38	-42	-27	-22	37	49

The number of vehicle trip-ends on Sunday will increase by about 86 in total. But the total number of vehicles, 300, can be parked in the 355 standard and 14 accessible spaces on the church site and over 100 spaces available on the school site.

The access to the church from the frontage is improved with turn lanes. There's a 150-foot left turn lane and a 300-foot right turn lane. In addition, there's a continuous accel/decel lane for the right turn out movement. The westbound approach includes exclusive left and right turn lanes. No improvements to the roadway or access are necessitated by the addition.



Based on the analysis herein and in my professional opinion, the proposed addition is in conformance with the March 2012 Traffic Impact Study for the Plum Creek Church and that no improvements to the roadway and access are required.

ATC appreciates the opportunity to be of service. Please call if you have any questions. We can be reached on 303-703-9112.



Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal

ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge, is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.