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Memorandum

To: Brad Boland
Planning Manager, Town of Castle Rock

From: Chris Kabatt, PE,
Kathryn Morrissey, E.I.T.
Galloway & Company, LLC

Date: October 26, 2026

Re: 133 Sam Walton Lane – Walmart Expansion
Castle Rock, Colorado

The purpose of this memorandum is to satisfy the request for a traffic impact study to support a proposed Walmart expansion project in Castle Rock, Colorado. The expansion will create staging and warehousing space to support the existing online pickup delivery service that is already provided at this location. This memorandum provides a detailed description of the project, traffic analysis, and conclusions based on available information.

BACKGROUND

The subject Walmart is located at 133 Sam Walton Lane in the Town of Castle Rock and is adjacent to commercial uses to the north and east and a community park to the south. Access to Walmart is provided by two full movement driveways, one on Milestone Lane and one on Sam Walton Lane.

The existing Walmart is 205,707 square feet (SF) with the online pickup delivery service operating on the north side of the building. There are currently 17 parking spaces for customers using the pickup service. 847 parking stalls are provided on site. The closest driveway to the online pickup delivery service parking spaces is on Milestone Lane; however, the south driveway on Sam Walton Lane also provides convenient access.

Since online ordering and pickup has become more prevalent, it is desirable to improve operations for store associates and improve accuracy and efficiency of orders for customers. Walmart is therefore proposing an expansion of the building footprint to accommodate the service.

The site location and driveways to Walmart are shown on Attachment I.

PROPOSED PROJECT

Walmart would like to provide 6,680 SF of warehousing space, expanding the building area from 205,707 SF to 212,387 SF, to service the existing pickup operations. The site development plan is provided as Attachment II.

The expansion is proposed along the north side of the building and will be built on an existing paved area. With the proposed expansion, the number of overall parking spaces will increase from 847 to 862. The number of designated parking spaces for the pickup service will increase by 15 stalls from 17 to 32.

The expansion will generally have no impact on the flow of traffic on-site and to and from the site driveways on Milestone Lane and Sam Walton Lane, as the added space serves the existing operation of the store and changes to the site access are not proposed. The designated warehouse space and

parking for online pickup delivery, as well as marked pedestrian crossing, are anticipated to improve circulation, efficiency, and safety within the parking lot, particularly for the online delivery pickup service.

The project serves primarily as a quality-of-life improvement for Walmart associates in giving them dedicated staging and warehousing space. There will be no increase in retail floor space with this proposal. It is anticipated that the expansion will have minimal impact on the store's access locations and traffic flow as it serves the existing customer base. Pickup operations are not expected to increase the overall activity at the store but instead serve as a quality-of-life improvement for both store associates and customers.

A summary of the analysis to understand the potential traffic impacts of this proposed project is provided in the following sections.

TRAFFIC ANALYSIS

We have provided an analysis to understand the potential traffic impacts related to the proposed expansion. To understand the traffic-related impacts, the Institute of Transportation Engineers (ITE) Trip Generation Manual was used to estimate the number of new trips produced by the expansion.

A traditional traffic study approach was taken for this project. If the store was being studied before construction, a trip generation forecast utilizing ITE would have contemplated a 205,707 SF "Free-Standing Discount Superstore" ITE Land Use Code (LUC) 813. If the expansion project was considered, the same forecast would be generated at 212,387 SF total size. The comparison of this trip generation is provided in Table 1 for the AM and PM peak hours, as well as the Average Daily Trips (ADT). Pass-by trips were assumed for the AM and PM peak hours, and ADT. The results are shown in Table 1. The increase in square footage will result in 12 additional AM, 29 additional PM, and 338 Average Daily Trips, based on the expansion of the building footprint. With the pass-by trips, the off-site intersections would realize an increase of 10 AM peak hour trips, 21 PM peak hour trips and 240 average daily trips. **The increase in the number of site trips is likely overestimated as the building expansion will only be used for warehousing and staging and will not have a direct impact on retail sales volume compared to the existing condition.**

To provide additional analysis, the total peak hour volumes generated compared to the existing store size were assigned to the network. The trip assignments are shown on Attachment I. The increase in trips represents eight (8) or fewer peak hour trips to any individual turning movement at the site's driveways. It is anticipated that any increase in traffic to or from the site will have an imperceptible effect on operations at the site driveway intersections. Further, the proposed expansion will have little to no impact on traffic operations or safety on the surrounding network.

CONCLUSIONS

The following was concluded from the efforts detailed above:

- The proposed pickup expansion will provide 6,680 SF of staging and warehousing space for Walmart staff and increase the number of pickup locations for customer convenience.
- In practice, no increase in traffic is anticipated at the site as customers are choosing to place mobile pickup orders rather than shopping in the store which both require the same vehicle trip to the store. No increase in retail space is proposed.
- A comparison of net square footage as forecasted by ITE suggests an increase in 29 PM peak hour trips, or 1 trip every 2 minutes.
- Forecasted ITE trips to site driveways will represent 8 or fewer additional turning movements to any individual movement due to the multiple opportunities for ingress and egress.

- No adverse impact to the surrounding network is anticipated with the proposed expansion. The designated warehouse space and parking for online order pick up, as well as marked pedestrian crossings, are anticipated to improve circulation, efficiency and safety within the parking lot.

We trust that this information satisfies the request of the Town of Castle Rock. If there are additional questions, please contact me at chriskabatt@gallowayus.com.

Table 1

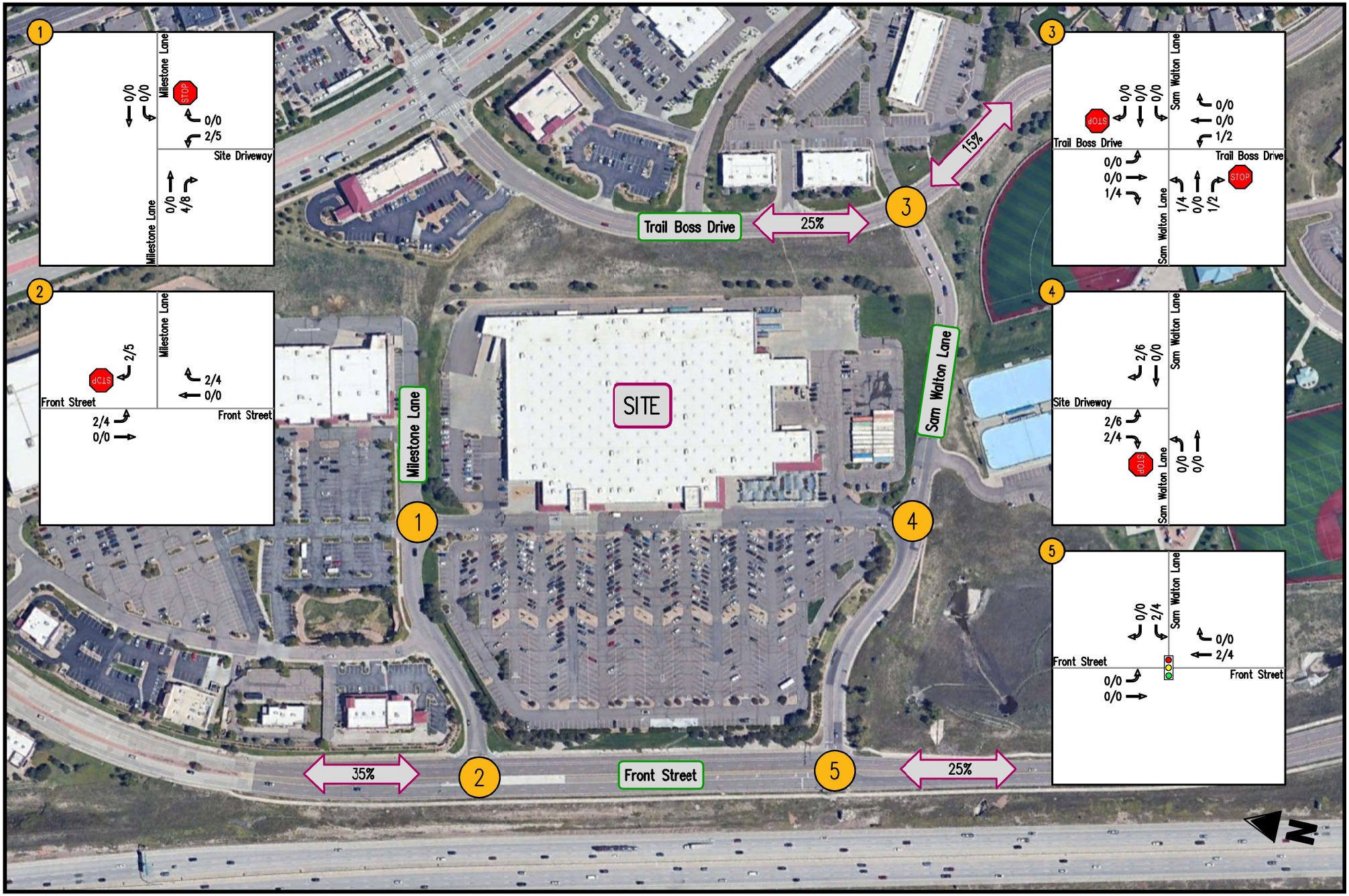
133 Sam Walton Lane - Walmart Mondification

Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
Existing										
Free-Stand Discount Superstore	813	205,707	SF	217	170	387	436	453	889	10,392
Pass-by Trips (15% AM, 29% PM and ADT)				(33)	(25)	(58)	(126)	(132)	(258)	(3,014)
Primary Trips				184	145	329	310	321	631	7,378
Proposed										
Free-Stand Discount Superstore	813	212,387	SF	223	176	399	450	468	918	10,730
Pass-by Trips (15% AM, 29% PM and ADT)				(33)	(27)	(60)	(131)	(135)	(266)	(3,112)
Primary Trips				190	149	339	319	333	652	7,618
Total Trips (Proposed minus Existing)		6,680		6	6	12	14	15	29	338
Pass-by Trips				0	(2)	(2)	(5)	(3)	(8)	(98)
New Trips				**6**	**4**	**10**	**9**	**12**	**21**	**240**

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 12th Edition. For pass-by trips, the AM peak hour assumes 1/2 of the PM peak hour percentage, and the ADT assumes the same percentage as the PM peak hour.



Attachment I
Site Location, Site Trip Assignment, and Distribution

Walmart Castle Rock Expansion
Castle Rock, Colorado

0000/0000 (AM PEAK HOUR/PM PEAK HOUR)

X STUDY INTERSECTIONS

XX% TRIP DISTRIBUTIONS

MOVEMENT

SIGNALIZED INTERSECTION

STOP STOP SIGN

YIELD SIGN

SITE DEVELOPMENT PLAN

MILESTONE FILING NO. 4, LOT 1, AMENDMENT NO. 1
AMENDING THE MILESTONE FILING NO.4, LOT 1, FINAL PD SITE PLAN AND FINAL PD SITE PLAN MINOR AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO SDP26-0025

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA	205,707 S.F.	212,387 S.F.
REQUIRED PARKING (PER TOWN OF CASTLE ROCK) REQUIRED PARKING RATIO (PER TOWN OF CASTLE ROCK)	1,028 SPACES 5.0/1,000 S.F.	1,062 SPACES 5.0/1,000 S.F.
REQUIRED PARKING (PER ECR) REQUIRED PARKING RATIO (PER ECR)	1,028 SPACES 5.0/1,000 S.F.	1,062 SPACES 5.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	802 SPACES 28 SPACES 0 SPACES 17 SPACES 46 SPACES	802 SPACES 28 SPACES 0 SPACES 32 SPACES 33 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	830 SPACES 4.0/1,000 S.F.	830 SPACES 3.9/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	847 SPACES 4.1/1,000 S.F.	862 SPACES 4.1/1,000 S.F.

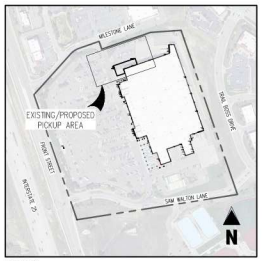
* BUILDING AREA COORDINATED AND CONFIRMED VIA EMAIL FROM EVENY PERALTA OF MCG ARCHITECTURE ON 02/05/2026
** ECR REQUIREMENTS OBTAINED FROM LUCERNEX (JOSH SMITH, 12/15/2025)

EASEMENT SCHEDULE

(A) 20' WATERLINE EASEMENT (REC NO 8902345?)
(B) 20' WATERLINE EASEMENT (BOOK 1681 PAGE 1586)

SITE & DEMOLITION SCHEDULE

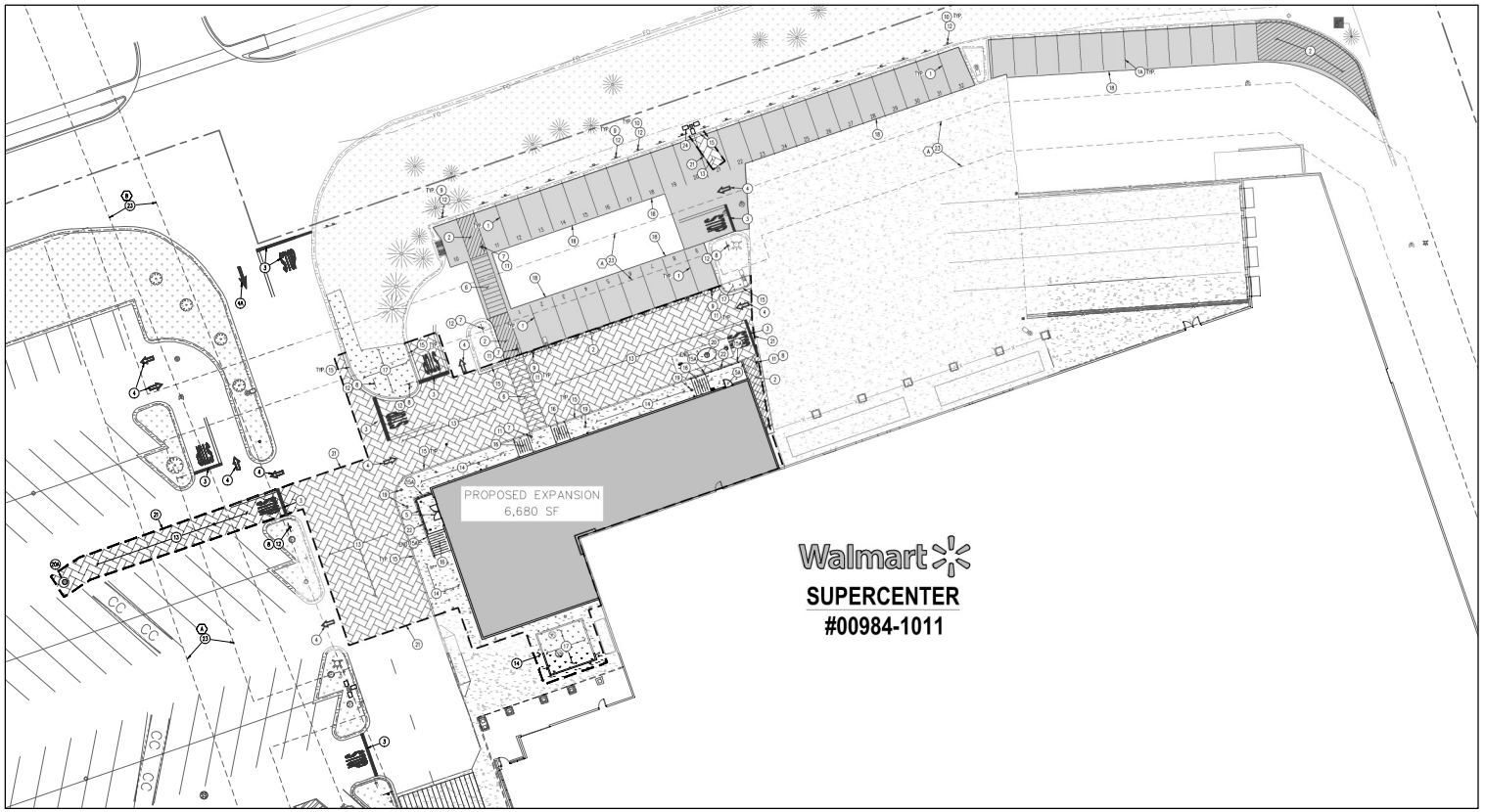
1. PROPOSED EPD STALL STRIPING.
1A. PROPOSED STANDARD STALL STRIPING.
2. PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° @ 2'-0" O.C.
3. PROPOSED STOP BAR AND "STOP" TEXT PAVEMENT MARKING (REF. SSM-SECP PLAN SET).
4. PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SSM-SECP PLAN SET).
4A. PROPOSED MUTCD CLOSED ARROW PAVEMENT MARKING (REF. SSM-SECP PLAN SET).
5. PROPOSED PICKUP DOOR AND CANOPY (REF. ARCH PLANS).
5A. PROPOSED EGRESS DOOR (REF. ARCH PLANS).
6. PROPOSED CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE (REF. SITE DETAILS).
7. PROPOSED R1-5B "STOP HERE FOR PEDESTRIANS" SIGNAGE (REF. SITE DETAILS).
8. PROPOSED 30"X30" STOP SIGN (REF. SITE DETAILS).
9. PROPOSED SALVAGED PICKUP SIGNAGE (PICKUP SIGNAGE 1-17).
10. PROPOSED NEW PICKUP SIGNAGE (PICKUP SIGNAGE 18-32).
11. PROPOSED SIGN MOUNTING AND BASE WITH BOLLARD.
12. PROPOSED SIGN MOUNTING AND BASE WITH BREAKAWAY POST.
13. PROPOSED ASPHALT PAVING (REF. SITE DETAILS).
14. PROPOSED CONCRETE SIDEWALK (REF. SITE DETAILS).
15. PROPOSED CONCRETE CURB (REF. SITE DETAILS).
15A. PROPOSED 9" RAISED CONCRETE CURB (REF. GRADING PLAN).
16. PROPOSED CONCRETE RAMP (REF. SITE DETAILS).
17. PROPOSED LANDSCAPING TO MATCH EXISTING.
18. PROPOSED LIMITS OF SEAL COAT. CONTRACTOR SHALL APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
19. PROPOSED STORM CLEANOUT (REF. GRADING PLAN, MEP PLANS).
20. PROPOSED GREASE INTERCEPTOR (REF. UTILITY PLAN, MEP PLANS).
20A. PROPOSED SANITARY DROP MANHOLE (REF. UTILITY PLAN, SITE DETAILS).
21. PROPOSED SAWCUT.
22. PROPOSED HANDRAIL.
23. EXISTING EASEMENT (REF. EASEMENT SCHEDULE, THIS SHEET).
24. PROPOSED SITE LIGHT (REF. UTILITY PLAN).



KEY MAP
APPX. 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- LIMITS OF SAWCUT
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING SITE SIGN TO REMAIN
- PROPOSED SITE SIGN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT



SITE PLAN
SCALE 1" = 30'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SITE DEVELOPMENT PLAN
LOT 1, MILESTONE FILING NO. 4 1ST AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0025

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Walmart
CASTLE ROCK, CO
133 SAM WALTON LANE
STORE NUMBER: 00984-1011
FOR STORE(S): 1WM00984.04 PREPARED:
SUPERCENTER EXPANSION

ISSUE BLOCK

1	PR #1	06/19/2026

CHECKED BY: JSB
DRAWN BY: CTS
PROTO CYCLE: -
DOCUMENT DATE: 02/23/2026

NOT FOR CONSTRUCTION

SITE PLAN

SHEET:
3 OF 13