



January 21, 2026

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RE: Limelight Retail Center Shared Parking Analysis

FHU Reference No. 125252-01

Mr. Shah:

Felsburg Holt & Ullevig (FHU) has completed an analysis of land use and parking requirements related to understanding the total parking demand for the proposed Limelight Retail Center (Center). Said Center is proposed in the southwest corner of the intersection of several streets in Filing 18 of The Meadows subdivision in Castle Rock, Colorado. The objective of this analysis is to evaluate the parking demand for the projected land uses within the Center and to determine if the number of proposed parking spaces meet Town of Castle Rock criteria. To that end, this letter includes information on:

- Site plan description and proposed number of parking spaces
- Town of Castle Rock parking requirements,
- Research related to shared parking opportunities,
- Parking demand estimates, and
- Hourly parking space demand.

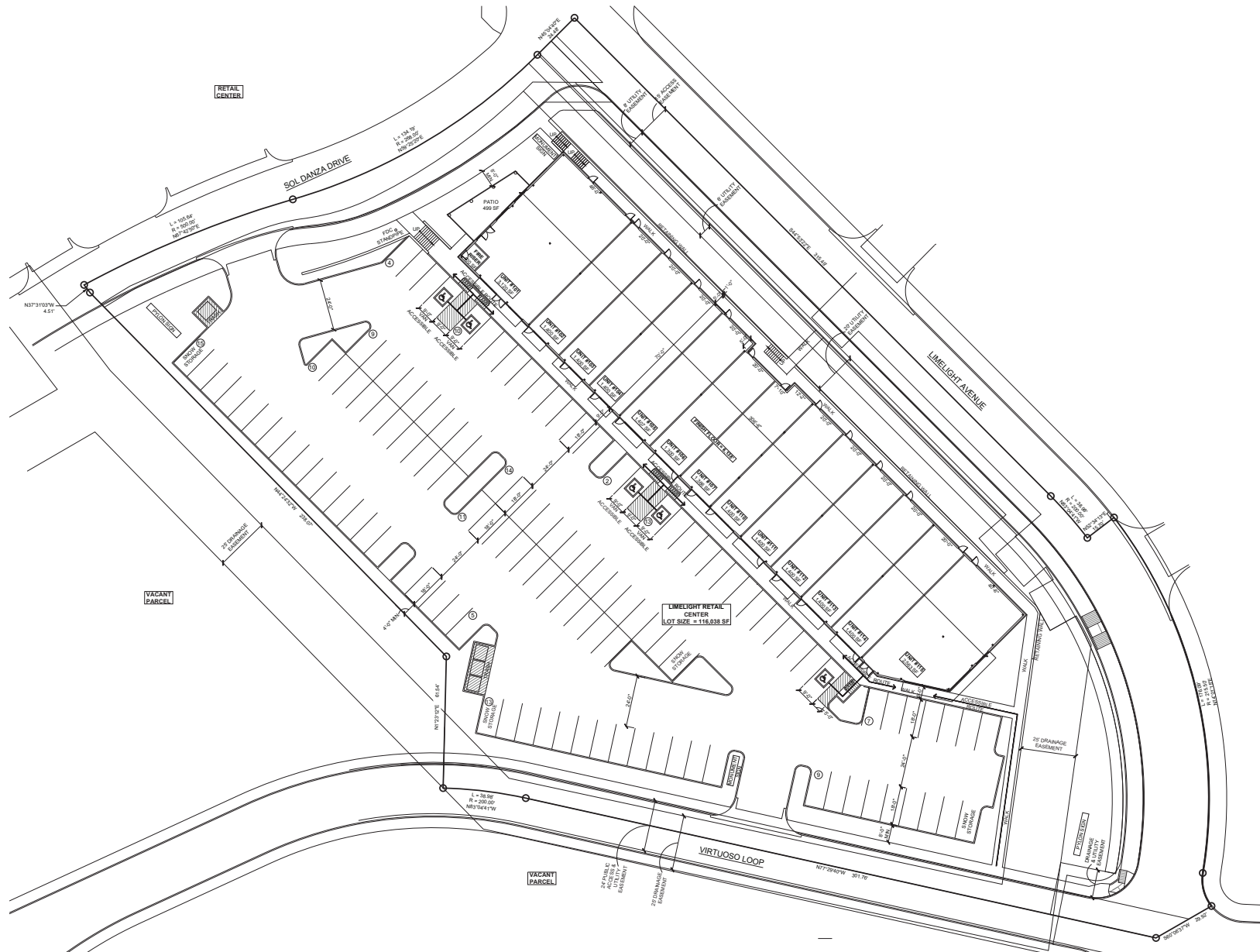
More information on these issues is included in the following sections.

SITE PLAN DESCRIPTION

The Center is proposed on a parcel of land adjacent to the southwest side of Limelight Avenue, between Sol Danza Drive and Virtuoso Loop. The Center building is oriented parallel to Limelight Avenue and it will comprise a total of 21,056 square feet (sf) plus outdoor dining space. 100 sf of the building footprint will be for a fire riser, leaving 20,956 sf of usable space within the building footprint. The building will be divided into 13 individual spaces for restaurant, retail, and office uses that vary in size from 1,300 sf to 3,120 sf.

Estimated land uses at this time include 8,550 sf of restaurant space coupled with outdoor dining, 4,750 sf of retail, 4,156 sf of medical office, and 3,500 sf of general office. The restaurant square footage is anticipated to include sit-down space with bar and wait staff service. The retail establishments could sell a variety of goods, while the office space could be an insurance business, eye doctor, or dental office. These are only examples of the potential businesses that could be housed in the Center.

Vehicular access for the Center is proposed along both Sol Danza Drive and Virtuoso Loop. Both access points will provide direct connections into the parking field without movement restrictions. The total number of parking spaces being provided on-site is 122 with five of them being handicap accessible spaces. Seven bicycle spaces are also provided. A representation of the site plan for the Limelight Retail Center is included on **Figure 1**.



TOWN OF CASTLE ROCK PARKING REQUIREMENTS

Section 17.54.040 – Parking Space Requirements by Use, Table 64-I, in the Town's *Municipal Code* identifies the land use categories, their description, and the number of required parking spaces that should be provided with new development. For this project, Subsection H denotes that outdoor dining areas with a seating area of 500 sf or larger should have the same requirements as indoor dining. The outdoor dining areas are not 500 sf or greater and, therefore, their square footage is not included in the calculations of parking space requirements for the restaurant land use.

Review of the information contained in this document finds the following parking space per square foot criteria:

- Restaurant (Full Service, Low Turnover) = 12 spaces per 1,000 sf of Gross Floor Area (GFA)
- Retail Sales or Service = 5 spaces per 1,000 sf of GFA
- Medical Office = 5 spaces per 1,000 sf of GFA
- General Office = 4 spaces per 1,000 sf of GFA

Given this information and the square footages of the Center, the following estimate of required spaces has been prepared.

Table 1. Required Parking Spaces per Town of Castle Rock *Municipal Code*

Land Use	Square Footage	Parking Space Criteria	Required Parking Spaces
Restaurant	8,550	12 Spaces/1,000 sf	103
Retail	4,750	5 Spaces/1,000 sf	24
Medical Office	4,156	5 Spaces/1,000 sf	21
General Office	3,500	4 Spaces/1,000 sf	14
TOTAL Required Spaces =			162

Note: The requirement of 162 spaces is for a combination of individual land uses, and it does not consider any shared use potential.

SHARED PARKING RESEARCH

Research was conducted to understand estimates of parking demand for mixed use shopping centers. As can be imagined, with varying uses in one shopping center, someone could visit a doctor's office combined with a trip to a restaurant or retail store. This combined trip would only require the use of a single parking space for several patron trips.

The Institute of Transportation Engineers' (ITE) publication *Parking Generation*, 6th Edition, was consulted and it provides parking generation information for several land uses. This resource is helpful in understanding the potential for a mix of land uses to share parking spaces based on a patron's opportunity to combine typical shopping, dining, or other trips.

PARKING DEMAND ESTIMATE

ITE's *Parking Generation* can predict the number of parking spaces required for varying land uses based on the building square footage. As noted previously, a combination of restaurant, retail, and office land uses are projected. **Table 2** provides a summary of the predicted parking space requirements. These estimates are provided by the day of the week and three estimate types are provided: 1) the Weighted Average, 2) the Fitted Curve (based on a logarithmic equation), and 3) the 85th Percentile (spaces required 85% of the time).

Table 2. ITE Parking Generation Parking Space Estimates – Limelight Retail Center

Land Use	Monday Through Thursday			Friday			Saturday		
	Weighted Average	Fitted Curve	85 th Percentile	Weighted Average	Fitted Curve	85 th Percentile	Weighted Average	Fitted Curve	85 th Percentile
Strip Shopping Center (<40k SF) ¹ (20,956 sf)	58	59	93	66	56	114	58	53	91

¹ = ITE Land Use Code 822, Strip Shopping Center (<40k).

As can be seen from this information, a maximum of 114 spaces are required when evaluating the entire Center (Friday estimate). The 85th percentile estimate of spaces is considered the amount required 85% of the time which likely represents the time when the restaurants are busiest. An additional eight (8) spaces are planned for the Center beyond the 85th percentile estimate of 114 spaces.

HOURLY PARKING SPACE DEMAND

As a companion to the ITE *Parking Generation* data, an analysis of parking demand over the course of typical business operating hours was conducted. This process determines the peak parking demand when considering the combination of operating hours, the land use type, and activity estimates. For example, an office use may have inbound employee trips (and parking needs) from 7:00am-8:00am in the morning with reciprocal trips from 5:00pm-6:00pm in the evening, while parking needs during normal office hours may be relatively constant due to patient appointments.

A retail use may be somewhat similar, but the typical business hours may start and end later than an office use. And restaurants may also have later opening start times, and also be open during the late evening hours. The combination of these uses and their projected parking requirements result in a peak parking demand estimate.

To conduct this analysis, the following assumptions were made relative to typical operating hours for the projected land uses for the Center:

- **Restaurants** – Given the types of restaurants that are proposed, it is not anticipated that they will be open for breakfast. Open hours are projected to be from 11:00am until 10:00pm. It is recognized that some employees will arrive before 11:00am and some will depart after 10:00pm.
- **Retail** – Similarly, retail establishments may have their doors open from about 10:00am until 9:00pm, but employee access can include activity outside of those hours.
- **Medical and General Office** – Hours for varying office services are likely from 8:00am until 5:00pm, with employees arriving and departing before and after these timeframes.

ITE provides data on the distribution of vehicle trips over the course of a 24-hour period which can be correlated to the parking demand estimates. **Table 3** summarizes the distribution percentages for the four land uses between 7:00am and 11:00pm. These data are provided for only a weekday; Saturday data is not available for each use since medical and general offices are not typically open on a weekend.

Table 3. Time Distribution on a Weekday

Time	Land Use & Percent Distribution Over Time			
	Restaurant	Retail	Medical Office	General Office
7:00am-8:00am	2.3%	2.2%	3.9%	7.8%
8:00am-9:00am	3.2%	4.5%	9.0%	8.9%
9:00am-10:00am	3.7%	5.8%	10.3%	5.3%
10:00am-11:00am	4.9%	6.5%	10.3%	5.7%
11:00am-Noon	9.5%	6.3%	9.0%	8.1%
Noon-1:00pm	12.3%	6.1%	7.5%	10.2%
1:00pm-2:00pm	8.8%	6.9%	9.0%	7.8%
2:00pm-3:00pm	4.5%	6.1%	9.7%	7.4%
3:00pm-4:00pm	3.6%	7.4%	9.6%	7.8%
4:00pm-5:00pm	5.1%	8.0%	8.0%	10.3%
5:00pm-6:00pm	8.5%	8.0%	5.6%	9.9%
6:00pm-7:00pm	9.4%	8.0%		
7:00pm-8:00pm	8.2%	8.5%		
8:00pm-9:00pm	5.7%	8.5%		
9:00pm-10:00pm	3.7%	6.7%		
10:00pm-11:00pm	2.2%			

Figure 2 on the following page provides a graph of the parking demand for each of the four land uses for the Center. This figure was developed using the 85th percentile estimate of parking space requirements from ITE (114 spaces with the 85th percentile values applied to the hourly distribution data found in **Table 3**).

The bottom line represents the Restaurant land use parking space demand, with each line above representing the cumulative parking space demand for the increment addition of the other land uses. By 6:00pm, there is not any anticipated parking demand for the two office uses and, therefore, the top three lines merge at that hour.

As can be seen on this figure, this method indicates that the highest parking demand over the course of a weekday will be from about noon to 2:00pm which is reasonable given the types of businesses that will occupy the Center.

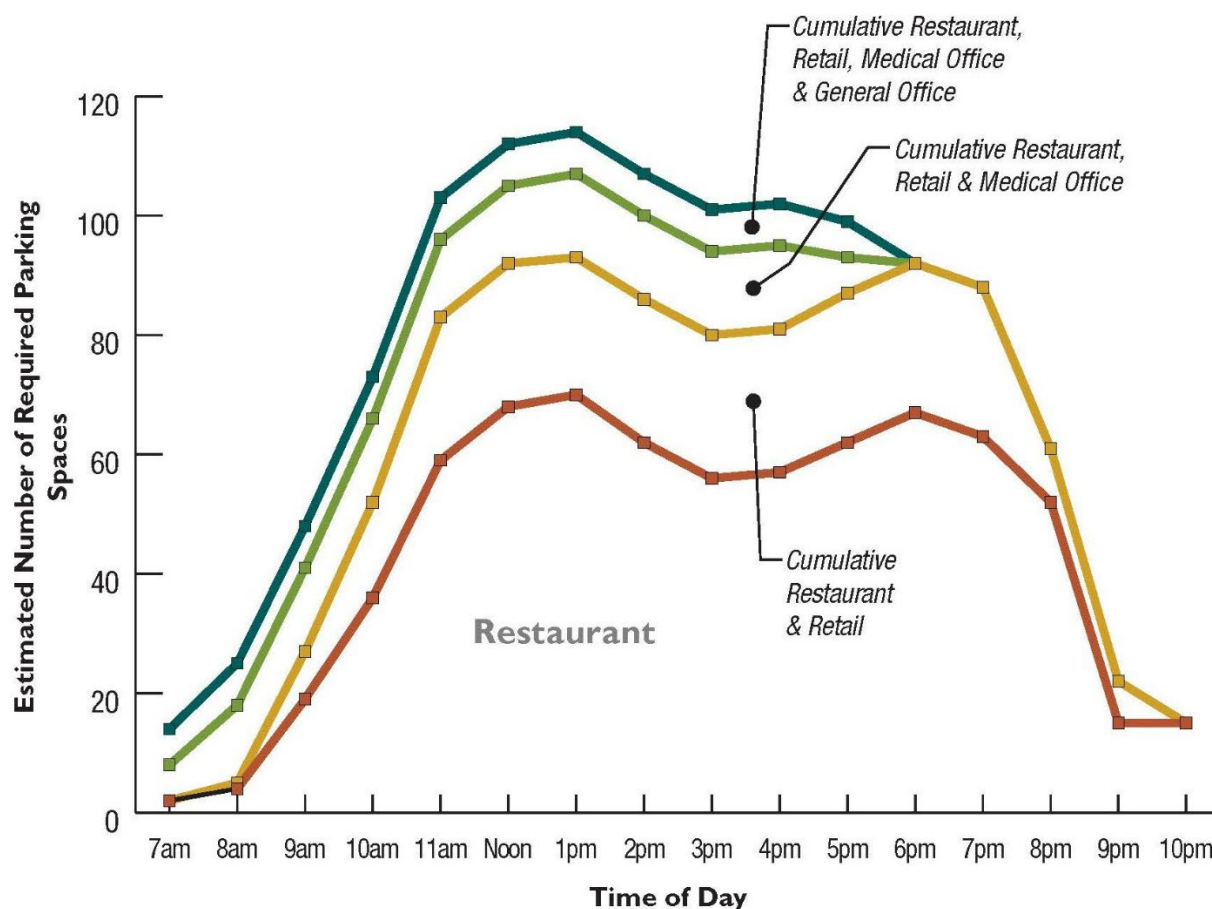


Figure 2. Limelight Retail Center – Shared Parking Demand by Time of Day

SUMMARY

The Limelight Retail Center (Center) is proposing to develop a new shopping center in Filing 18 of The Meadows subdivision in Castle Rock, Colorado with a mix of restaurant, retail, and office land uses. The project is located along the southwest side of Limelight Avenue between Sol Danza Drive and Virtuoso Loop. Access will be provided at two driveways, one each along Sol Danza Drive and Virtuoso Loop.

A mix of restaurant, retail, and medical and general office land uses are anticipated, similar to any strip shopping center in Castle Rock or in the Denver metropolitan area. The size of the building is 20,956 square feet with added restaurant outdoor seating space. The Center is proposing to divide the building into 13 separate spaces, ranging from about 1,300 sf to 3,120 sf.

Analyses of parking space requirements was prepared using information contained in the Institute of Transportation Engineers' publication *Parking Generation*. These data are compared to the Town of Castle Rock criteria below.

Mixed Use Shopping Center (Restaurant, Retail & Office Land Uses)	Square Footage	Parking Space Estimates
Town of Castle Rock Criteria	20,956	162
ITE <i>Parking Generation</i> 85 th Percentile Estimate		114
Provided Parking Spaces =		122

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A graph of the projected parking space demand was prepared using information from the ITE *Parking Generation* publication and on engineering judgment. That process indicates that the 85th percentile estimate of 114 spaces will be reached within the approximate peak time of restaurant activity which is projected to be from about noon to 2:00pm on a typical weekday.

When considering the information in the above table, it should be noted that only the ITE *Parking Generation* estimate is one that is based on entire strip shopping centers. The Town of Castle Rock criteria is based on individual parking space requirements, not a shared parking estimate. As such, the Town of Castle Rock estimate is likely conservative.

If the ITE *Parking Generation* estimate is accurate, the number of required spaces is 40 less than the Town's criteria, but with a contingency of eight (8) additional spaces being proposed for the project (total of 122 spaces). Given the location of the Center relative to the surrounding residential and commercial land uses, there is also some potential for walking or biking trips to/from the varying Center land uses.

Additionally, it is understood that the Declaration of Covenants and Joint Easements for The Meadows Filing No. 17, Area No. 4 (possibly referred to as Filing 18 now) includes a description of the Center Common Area which is understood to be an area for sharing of parking for lots within Area No. 4 for which the Limelight Retail Center resides. This area is defined in Exhibit C, Common Area Plan, which is understood to be the parking field for the Castle Rock AMC Theater. As such, any additionally parking demand can be accommodated in the Center Common Area, which is opposite the Limelight Retail Center on the east side of Limelight Avenue.

If you have any questions related to the information contained in this letter, please do not hesitate to contact me at 720-200-8951 or at rich.follmer@fhueng.com.

Respectfully,

FELSBURG HOLT & ULLEVIG

A handwritten signature in black ink, appearing to read 'R. Follmer', with a long horizontal stroke extending to the right.

Richard R. Follmer, PE, PTOE
Associate