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BrieAnna Grandy
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Dear Ms. Grandy,

Douglas County is excited about the addition of the Heroes Hall at the Douglas County Fairgrounds, which will be a central gathering place for Veterans and a one-stop-shop for their needs, including offices for Douglas County Veterans Service Office and the founding organizations – American Legion, Veterans of Foreign Wars, and Douglas County Veterans Monument Foundation. There will also be event space and a conference center in the 14,000-square-foot building with a 7,000-square-foot basement.

Per Section 7 of the Town's Transportation Design Criteria Manual, a transportation impact analysis (TIA) is required when the average daily trips generated by the project will exceed 200 per day. If the proposed use is less than 200 VPD a letter stating that the proposed use will generate less than 200 VPD.

Although the Institute of Transportation Engineers (ITE) trip generation manual does not provide an exact match for the proposed land-use, the Heroes Hall daily operations most closely resemble those of an office building, with occasional event-related activities. Based on the building's size of approximately 14,000 square feet, the applicable land use category from the manual is "710 – General Office Building" (ITE Trip Generation Manual, 12th Edition). This category reports a weekday trip rate of 7.83 trips per 1,000 square feet, resulting in an estimated 110 trips per day.

The multipurpose event space will occasionally host events related to veterans or private rentals, which could result in temporary peak traffic, primarily on weekends. Heroes Hall is within a large event-based campus with ample parking, a regional park, and rodeo fairgrounds/event center. The primary access into the fairgrounds is via an existing signalized intersection from a major arterial. The occasional event use of the Heroes Hall aligns well with the surrounding properties. It is anticipated that events will be coordinated with these neighboring uses—either complementing larger events or avoiding overlap to maintain smaller-scale gatherings.

Due to the reasons cited above and the expectation that Heroes Hall will generate less than 200 vehicles per day, the County respectfully requests that this letter serve to fulfill the Town's traffic impact study requirements.

Sincerely,

