



Transportation Memo – Heroes Hall – Site Development Plan Submittal

Project: Heroes Hall
Address: T.B.A. (Northwest of the intersection of Fairgrounds Rd and Plum Creek Parkway)
State Parcel #: 2505-114-12-001 and 2505-114-12-002

Project #: SDP 25-0027

Owner: Douglas County Board of County Commissioners
100 Third St
Castle Rock, CO 80104

Presented By: David Hieronymus
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200 Front Street
Castle Rock, CO. 80104

In accordance with Section 7 of the Transportation Design Criteria Manual and direction provided during the pre-application meeting, a Transportation Impact Analysis (TIA) is required when the average daily trips generated by a proposed project exceed 200 vehicles per day. Projects generating fewer than 200 vehicles per day may be eligible to waive the TIA requirement.

Based on the required parking count of 81 spaces, which represents a deliberately conservative assumption intended to account for maximum potential demand, the estimated daily trip generation is approximately 162 vehicles per day (assuming one round trip per space). It should be noted that the majority of the required parking is attributable to the event spaces and the primary daily building use will be the 10 individual offices with limited front office staff. The event spaces are expected to be used for occasional events rather than on a regular daily basis. Regardless, even operating under the extreme assumption, the estimated daily trips still remain below the 200-vehicle threshold outlined in the Town's TIA guidance. Therefore, a full TIA is not anticipated to be required. This determination is based on standard parking demand figures for comparable uses. No transportation impacts are expected as a result of the proposed development.

Should the Town require additional information or a memorandum prepared by a traffic consultant engineer to further document this conclusion, such services can be provided upon request.