



LSC Transportation Consultants, Inc.

Experience and References

GREEN ACRES BUSINESS PARK

Project/Location

Green Acres Business Park
Douglas County, CO

Client

Bradbury Properties
9137 E. Mineral Circle, Suite 180
Englewood, CO 80112

Project Manager

Dave L. Ruble, Jr., P.E.

Date

2004

Reference

Mr. Tom Bradbury
(303) 708-1105

Description

The proposed 118-acre Green Acres Business Park is located in Douglas County. The site is located north and east of the intersection of South Peoria Street and Compark Boulevard. The study area boundaries for this site are office development on the west, Compark Boulevard on the south, the Arapahoe/Douglas County Line on the north, and Upland Drive on the east. LSC Transportation Consultants was retained by Bradbury Properties to determine the effects on the safety and capacity of surrounding roadways and intersections due to the development of the proposed development.

Due to the size of the development, LSC used the DRCOG sketch planning model to first determine the level of background traffic on the collector/arterial roadway system without the proposed development. Based on the size of each lot within the Park, an estimate was made of the daily traffic volumes. From these estimates, the number of employees was estimated so that the DRCOG model would generate the expected number of daily trips. The roadway network was developed such that restrictive accesses could be evaluated.

A total of four intersections in the Year 2003 and eleven intersections in the Year 2023 were analyzed to determine the overall impacts of the proposed Green Acres Business Park development and roadway improvements were recommended.