



# **LSC Transportation Consultants, Inc.**

## **Experience and References**

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### **HIGHPOINTE @ DIA**

#### **Project/Location**

Highpointe @ DIA  
Aurora/Denver, CO

#### **Client**

Landmark Properties  
165 S. Union Blvd., Suite 852  
Lakewood, CO 80228

#### **Project Manager**

Dave L. Ruble Jr., P.E.

#### **Date**

March, 2004 to August 2005

#### **Reference**

Mr. Gardiner Hammond  
(303) 984-9800

#### **Description**

The proposed Highpointe @ DIA development is generally bound by Tower Road on the west, the Denver International Airport (DIA) property boundary on the north, Gun Club Road on the east, and East 60<sup>th</sup> Avenue on the south and is located within both the City and County of Denver and the City of Aurora, Colorado. The proposed 1,609-acre development is expected to have residential (single-family and multi-family), hotel, office, commercial, and retail activities within the site. In addition, an 18-hole public golf course will be located next to the site on the north and west sides. The club house will be located in the northeast corner of the site. LSC Transportation Consultants, Inc. was retained by Landmark Properties to prepare a Traffic Impact Analysis consistent with the requirements of both City and County of Denver and the City of Aurora.

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 development, an estimate was made of the daily traffic volumes. From these estimates, the number of dwelling units and employees was estimated so that the DRCOG model would generate the expected number of daily trips.

A total of 21 intersections was analyzed to determine the overall impacts of the proposed High Pointe @ DIA development. Access and roadway improvement recommendations were made.