



LSC Transportation Consultants, Inc.

Experience and References

SKY RANCH

Project/Location

Sky Ranch
I-70 and Monaghan Road in Arapahoe County

Client

Icon Investment Group
5399 DTC Boulevard, Suite 815
Greenwood Village, CO 80011

Project Manager

Benjamin T. Waldman, P.E., PTOE

Date

January, 2003 to June 2004

Reference

Mr. Andrew R. Klein
(303) 984-9800

Description

The proposed Sky Ranch development is to be located south of I-70 at the Aurora Airpark exit between E-470 and the Town of Watkins in Arapahoe County, Colorado. The site is proposed to contain 4,000 residential dwelling units, 350,000 square feet of big-box retail development, 150,000 square feet of business park development, 530,000 square feet of neighborhood retail development, 120,000 square feet of civic uses, and two elementary/middle schools.

LSC Transportation Consultants, Inc. was retained by Icon Investment Group to prepare a Traffic Impact Analysis consistent with the requirements of Arapahoe County. The analysis identified both the impacts of the proposed development on the surrounding roadway system and its access requirements. Years 2007, 2008, 2010, 2011, 2012, 2014 and 2025 were analyzed in order to determine the impacts of the proposed phases of development. In addition, assistance was given in determining the needs for modifications to the existing I-70/Aurora Airpark interchange.