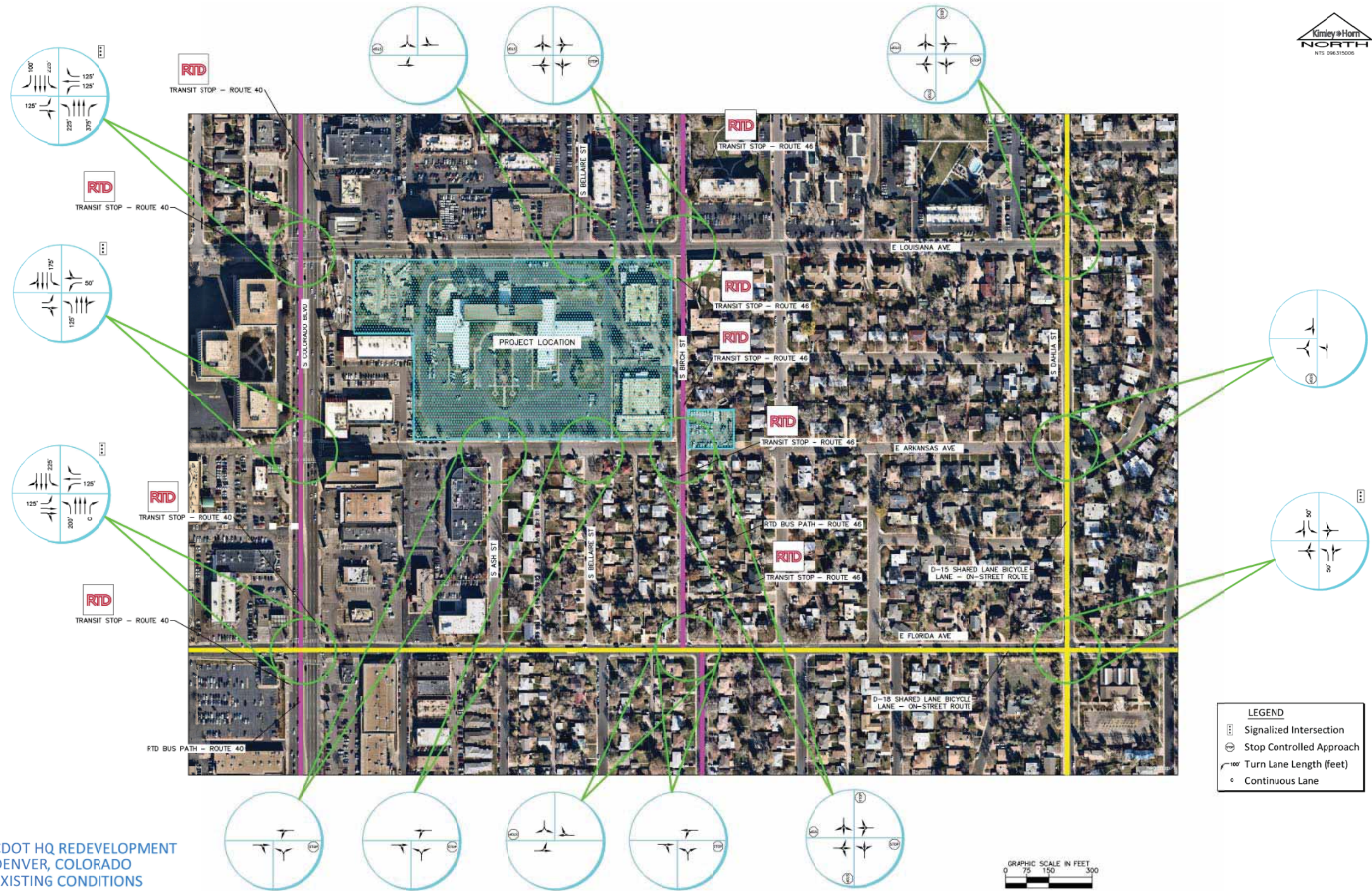


TRANSPORTATION EXISTING CONDITIONS



CDOT HQ REDEVELOPMENT
DENVER, COLORADO
EXISTING CONDITIONS

TRANSPORTATION EXISTING CONDITIONS

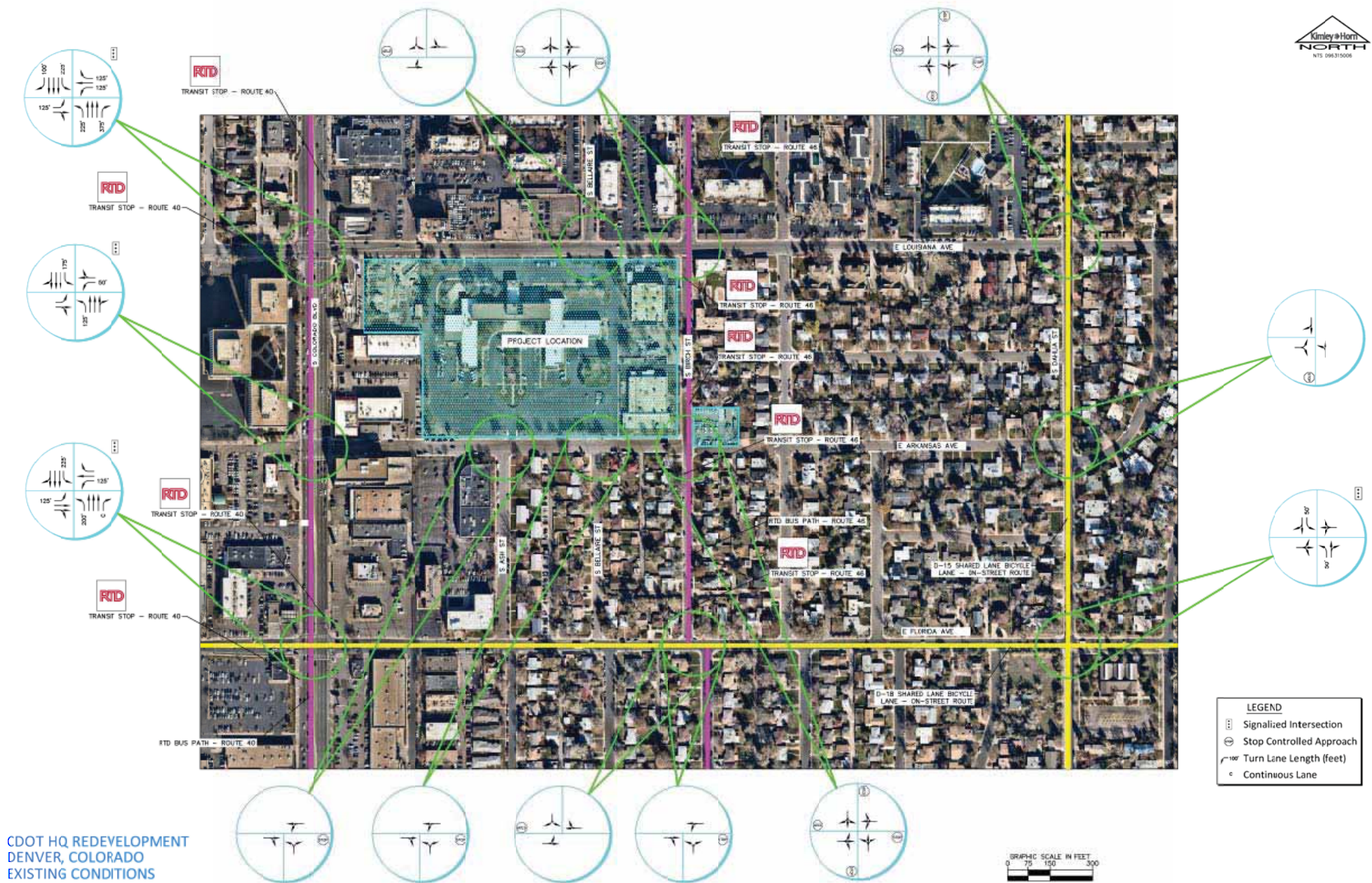


Table 1 – Study Area Intersections LOS Results

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Louisiana Avenue & Colorado Boulevard (#1)				
Overall	29.2	C	33.5	C
Louisiana Avenue & Bellaire Street (#2)				
Eastbound Left	8.2	A	7.8	A
Southbound Approach	13.1	B	14.3	B
Louisiana Avenue & Birch Street (#3)				
Northbound Approach	15.2	C	18.6	C
Eastbound Left	7.9	A	7.7	A
Westbound Left	7.6	A	8.1	A
Southbound Approach	14.0	B	17.0	C
Louisiana Avenue & Dahlia Street (#4)				
Overall	11.1	B	18.5	C
Louisiana Avenue & Holly Street (#5)				
Northbound Left				
Eastbound Approach				
Arkansas Avenue & Colorado Boulevard (#6)				
Overall	1.9	A	3.7	A
Arkansas Avenue & Ash Street (#7)				
Northbound Approach	9.5	A	9.8	A
Westbound Left	7.5	A	7.5	A
Arkansas Avenue & Bellaire Street (#8)				
Northbound Approach	8.8	A	9.3	A
Westbound Left	7.3	A	7.5	A
Arkansas Avenue & Birch Street (#9)				
Overall	7.6	A	8.0	A
Arkansas Avenue & Dahlia Street (#10)				
Northbound Left	8.0	A	8.2	A
Eastbound Approach	11.8	B	12.1	B
Florida Avenue & Colorado Boulevard (#11)				
Overall	19.4	B	19.3	B
Florida Avenue & Birch Street (#12)				
Northbound Approach	47.7	E	38.9	E
Eastbound Left	9.2	A	8.5	A
Westbound Left	8.1	A	9.0	A
Southbound Approach	60.6	F	74.4	F
Florida Avenue & Dahlia Street (#13)				
Overall	20.8	C	17.1	B
Florida Avenue & Holly Street (#14)				
Overall				

TRIP GENERATION COMPARISON

Traffic Generation Comparison

Weekday Trip
Daily

Current CDOT Traffic	1,665
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Current Zoning Unchanged (CMP-12 & SMX-5)

1. RESIDENTIAL / COMMERCIAL	(3.5 FAR)	UNITS	PARKING	
MF Residential	1,175,000 SF	1,200	1,800	
Office	760,000 SF		2,280	
Grocery	20,000 SF		100	
Total	1,955,000 SF	1,200	4,180	14,742

SMX Zoning Scenarios (SMX-12, 8, 5, 3)

2. RESIDENTIAL / COMMERCIAL/GROCERY	(2.0 FAR)	UNITS	PARKING	
MF Residential	850,000 SF	850	1,275	
Office	60,000 SF	-	180	
Fitness	130,000 SF	-	455	
Grocery	20,000 SF	-	70	
Retail	50,000 SF	-	250	
Restaurants	15,000 SF	-	105	
Total	1,125,000 SF	850	2,335	11,568

Comparative Locations

Cherry and Leetsdale (King Soopers)	9,016
Belcaro (King Soopers)	6,152
City Set Cherry Creek	7,606
Super Target / Bed Bath & Beyond / Petsmart	18,860
Home Depot on Colorado	8,718

TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

