

July 24, 2003

Ms. Melinda Desch, P.E.
Bureau of Program Management
Kansas Department of Transportation
Docking State Office Building, Room 711N
Topeka, Kansas 66612-1568

Re: Economic Development Project, FY 2007

Dear Ms. Desch:

The Lawrence-Douglas County Metropolitan Planning Commission, as the MPO for the Lawrence Urbanized Area, is pleased to submit an application for our proposed Economic Development Project in FY 2007. The project is located on 23rd Street (K-10), between Iowa and Louisiana, and includes the consolidation of existing access points and the acquisition of public access easements.

If additional information is needed, please contact Terese Gorman, Lawrence City Engineer, at (785) 832-3130.

Sincerely,

A handwritten signature in cursive script that reads "Sue A. Pine".

Sue Pine, Chair
Lawrence-Douglas County
Metropolitan Planning Commission

SP/je

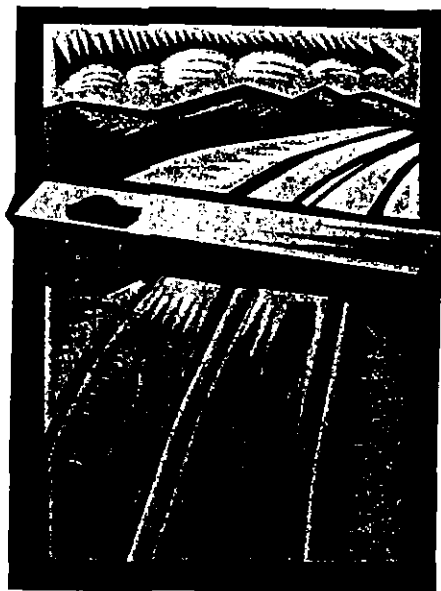
Enclosure

cc: Lawrence City Commission



City of Lawrence, Kansas

ECONOMIC DEVELOPMENT PROJECT



FISCAL YEAR 2007

PROJECT:

23rd Street/K-10, Iowa/US-59 to Louisiana

Purchase and consolidation of curb cuts, acquisition of public access easements

July 2003

SUBMITTED BY: The City of Lawrence, Kansas

ECONOMIC DEVELOPMENT PROJECT

FISCAL YEAR 2007

**Purchase and consolidation of curb cuts and
acquisition of public access easements along
23rd St. between Iowa and Louisiana St.**

Submitted by:



City of Lawrence Public Works Department

and the

Lawrence-Douglas County Metropolitan Planning Office

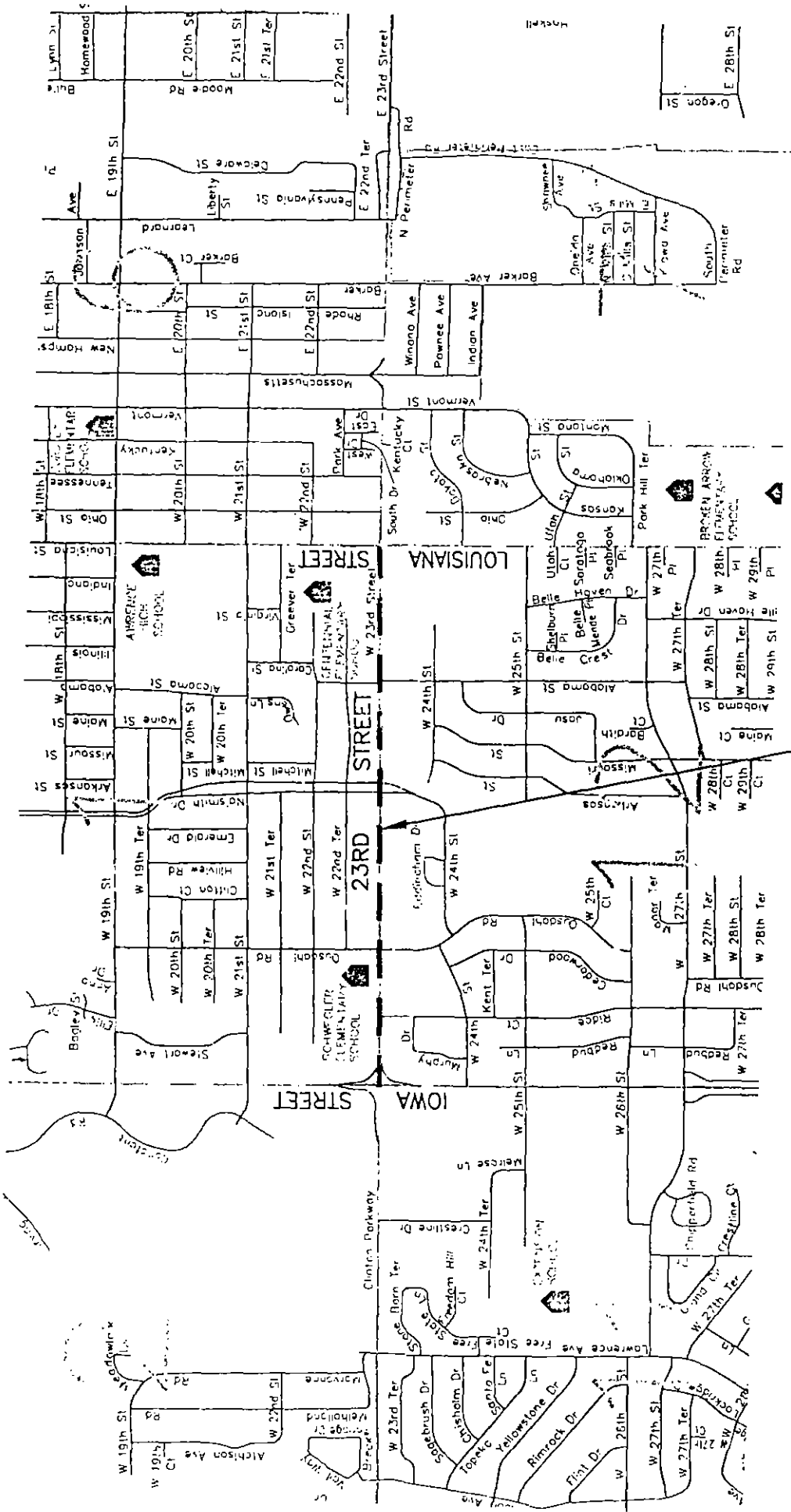
TABLE OF CONTENTS

- 1. Letter(s) of Submittal from the governing agencies**
- 2. Project Location**
 - ❖ Location Map**
- 3. Project Description**
 - ❖ Study Area Planimetric Figure**
- 4. Overview**
 - ❖ Future Land Use Map**
- 5. Future Build-Out Analysis**
- 6. Conclusion**
- 7. Application Form**
 - ❖ Project Cost Estimate**
- 8. Economic Significance Factors**

PROJECT LOCATION

The project is the one-mile section of 23rd St. (K-10) between Iowa St. (US-59) and Louisiana St. 23rd Street is the only east-west street that spans the entire width of the City, is one of the City's main commercial areas, and is a heavily-traveled principal arterial roadway. The City of Lawrence's application for Economic Development funds for FY2007 is for purchase and consolidation of curb cuts and acquisition of public access easement along 23rd St. These improvements and acquisitions will follow the recommendations from the 23rd St. Corridor Study.

Traffic flow on 23rd St. has long been a problem for the City of Lawrence and KDOT. The congestion on 23rd St. makes it difficult and dangerous to traverse in a timely and safe manner. The large number of curb cuts between Louisiana and Iowa St. is a contributing factor to the congested and dangerous nature of the 23rd St. corridor. The purchase and consolidation of curb cuts will improve the Level of Service along 23rd St.



**PURCHASE AND CONSOLIDATE CURB CUTS
AND ACQUIRE PUBLIC ACCESS EASEMENTS
BETWEEN IOWA STREET AND LOUISIANA STREET**

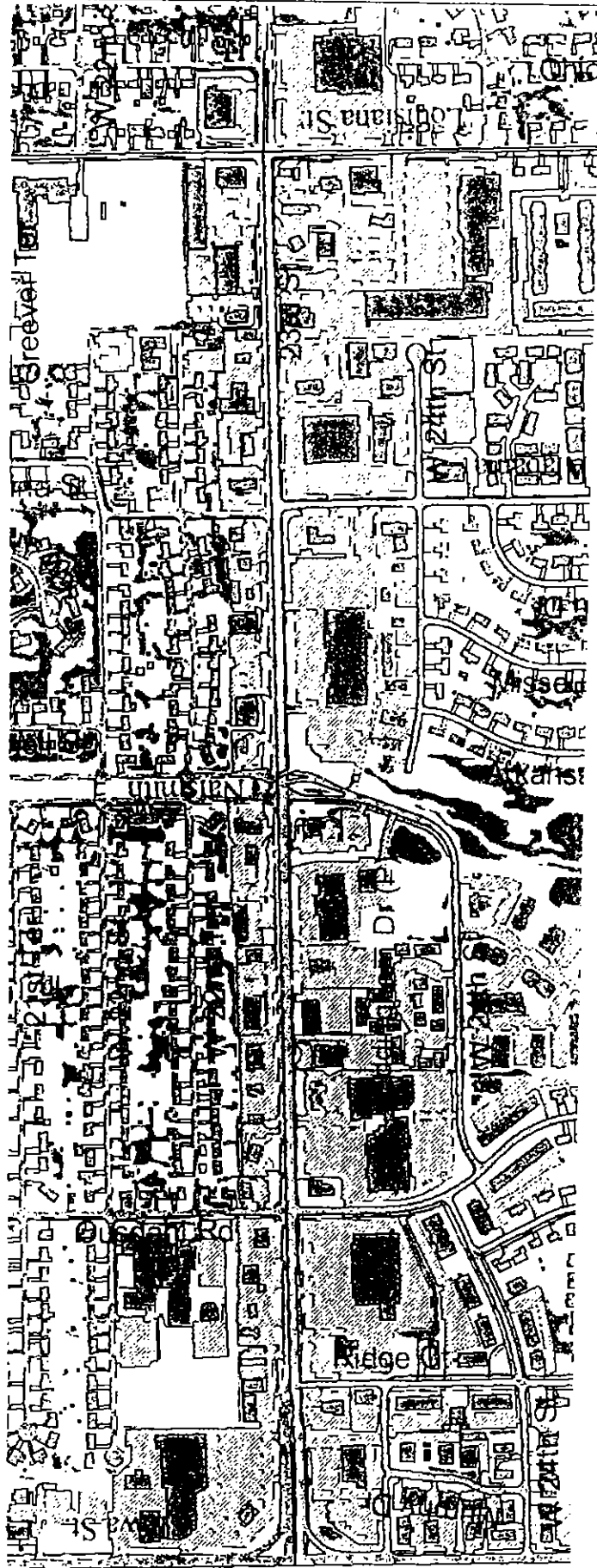
**CITY OF
LAWRENCE, KANSAS**

**ECONOMIC
DEVELOPMENT PROJECT
AUGUST, 2003
FY2007**

Scale: 1"=1500'

PROJECT DESCRIPTION

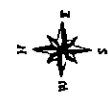
The actual improvements in the project area will follow the 23rd Street Corridor Study that was completed by the city September, 2002. The proposed project area extends a total of 1 mile on 23rd St. from Iowa (US-59) to Louisiana St. The project will reduce the number of access points on to 23rd St. through the purchase and consolidation of curb cuts and acquisition of public access easements. These improvements will satisfy two primary goals of better access for area businesses, and safer driving for motorists using 23rd St. (K-10).



Metropolitan
Planning
Office

Figure 1
Existing: Iowa to Louisiana
23rd Street Corridor Study

Scale:
1 Inch = 400 Feet



OVERVIEW

The 23rd St. corridor has long been a major commercial corridor for the City of Lawrence and a major route for commuters and travelers going to the Kansas City area via K-10. 23rd St. is the City's only arterial that traverses the entire city from east to west. The City's adopted comprehensive plan, Horizon 2020, does not envision additional growth in commercial uses along the corridor, but it does emphasize that redevelopment and infill opportunities are appropriate for the corridor.

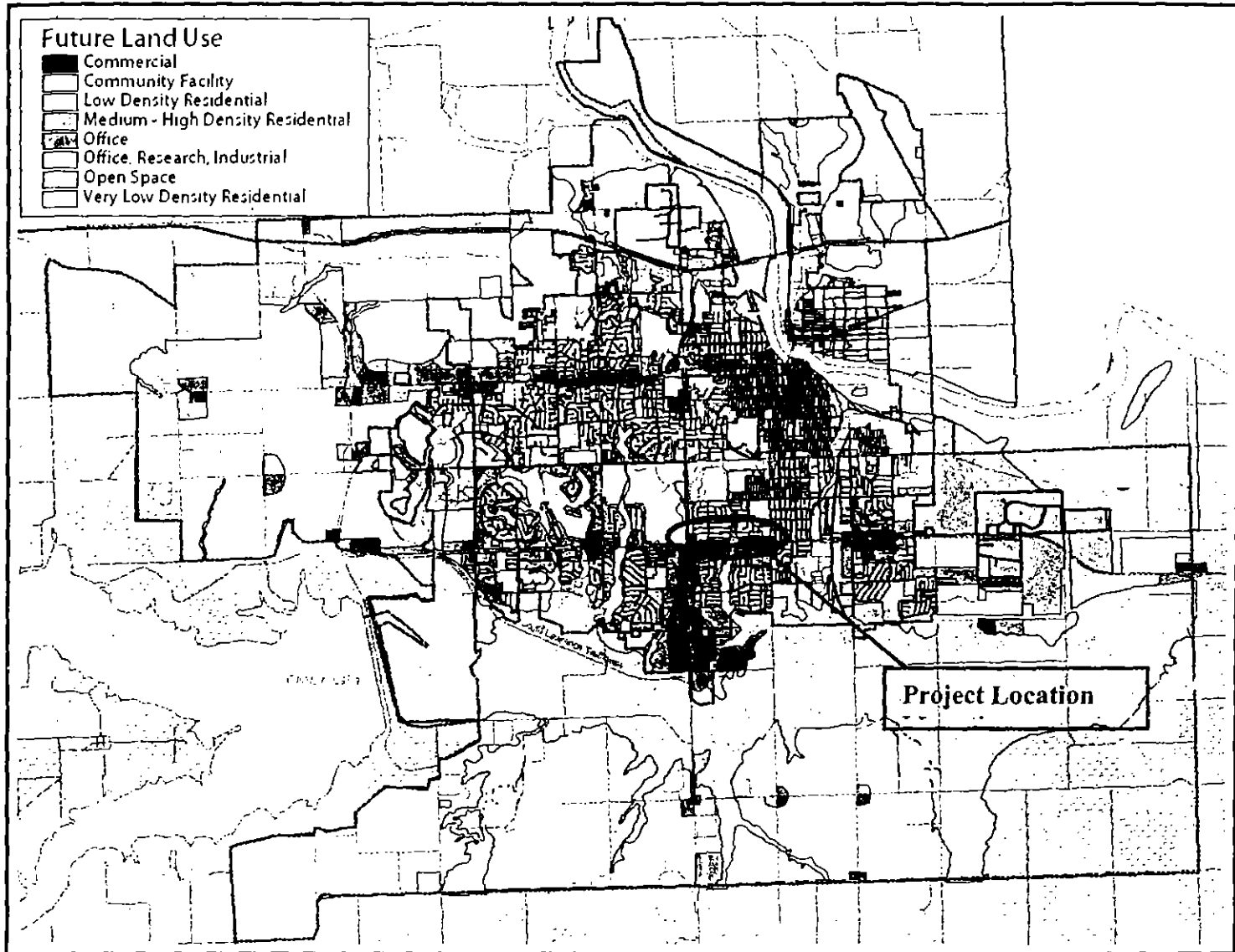
The high level of traffic in the area and the continued growth of Lawrence make the 23rd St. corridor an attractive location for existing and prospective businesses. The Project Map shows the location of the project. There are approximately 660,000 square feet of commercial space in the project area. This large amount of square footage provides ample space for new businesses and existing businesses wishing to expand. The primary uses along the corridor (see Future Land Use Map, following page) are commercial, office, and multi-family.

The large amount of traffic along 23rd St., which makes the corridor an attractive location for business, also makes it difficult for prospective consumers to access those businesses. The 23rd St. corridor has always experienced a high level of business turnover. There are a number of buildings on 23rd St. that have contained many different businesses. A bigger concern is the fact that buildings are starting to remain vacant for an extended period of time.

The City of Lawrence recently developed a 23rd Street Corridor Study. The intent of this plan was to identify methods that can be used to help alleviate traffic congestion on 23rd St. One of the methods suggested was the elimination and consolidation of curb cuts and identifying those curb cuts onto 23rd St. that might be eliminated. A decrease in the number of access points along 23rd St. will reduce the amount of congestion and access difficulties experienced by drivers on 23rd St.

Future Land Use

Source: Lawrence/Douglas County Metropolitan
Planning Office GIS Data



FUTURE BUILD-OUT ANALYSIS

Horizon 2020, the Comprehensive Land Use Plan for Lawrence and Douglas County, specifically addresses the 23rd St. corridor. Horizon 2020 states that the corridor will remain an important Community Commercial location for the City. The comprehensive plan recognizes that the corridor is fully built out, but that there remains ample opportunity for redevelopment and infill. However, the plan recognizes that an important factor in continuing the economic viability of the corridor lies in traffic improvements.

"A key factor in the long-term stability of this area (23rd St. Corridor) is the improvement of traffic access and operations as properties along this corridor redevelop. If access and circulation are not simplified and the area made comfortable to the motorist, shoppers may seek other portions of the community in which to do business." (Horizon 2020, pg 92)

The amount of business turnover and the length of time that some buildings have remained vacant would suggest that shoppers are seeking other areas in which to do business. In an effort to address the 23rd St. traffic problems, the City of Lawrence carried out the 23rd Street Corridor Study. The plan made recommendations on what improvements will best help make 23rd St. (K-10) a safer, less congested road. The plan was completed in September, 2002 and will be used in the design of this project.

CONCLUSION

The project area is 23rd St. (K-10) between Iowa and Louisiana St. This corridor has a high number of commercial and office uses. These uses contribute a large number of consumers and workers to the traffic on 23rd St. Local traffic, combined with commuter traffic, has made 23rd St. a highly congested and unsafe road. Transportation 2025, the MPO's adopted regional long-range transportation plan, has identified parts of 23rd St. as either being over capacity or near capacity. The City's Comprehensive Land use plan states that the 23rd St. corridor is an important part of the City's economic activity, but in order to maintain that economic viability, the corridor's access and congestion problems need to be addressed.

Recognizing the need to address the traffic issues along 23rd St., the City recently completed a 23rd Street Corridor Study. The primary goal of this plan was to make the traffic circulation on 23rd St. safer and more efficient. A primary component of the Study is the reduction of access points onto 23rd St. This application proposes to accomplish this goal through the purchase and consolidation of curb cuts and the acquisition of public access easements along 23rd St.

The funding of the project will increase the economic stability of 23rd St. and make K-10 (23rd St.) a less congested and safer road for local and regional motorists.

Application Form & Project Cost Estimate

FISCAL YEAR 2007

ECONOMIC DEVELOPMENT PROJECT
APPLICATION FORM FISCAL YEAR 200 7

DATE: July 28, 2003

REQUESTOR: City of Lawrence

CITY (if involved): Lawrence

COUNTY: Douglas

HIGHWAY ROUTE: K-10

LENGTH: 1 mile

PROJECT LOCATION: 23rd Street (K 10), Iowa to Louisiana

PROJECT DESCRIPTION: Removal, relocation, or consolidation of existing access
points, acquisition and construction of public access easements to accommodate
new access points.

COST ESTIMATE: Current
2003 Cost

Construction Cost: \$ 515,000

Right of Way Cost: \$ 100,000

Utility Adjustment Cost: \$ 20,000

Preliminary. Engineering (10%): \$ 51,500

Constr. Engineering (15%): \$ 77,250

2003 TOTAL PROJECT COST: \$ 763,750

Inflation Factor X 1.225

2007 TOTAL PROJECT COST: \$ 935,594

TOTAL REQUESTED FROM STATE: \$ 701,695

BALANCE (*LOCAL COST): \$ 233,899

Terese A. Gorman

(Applicant's Contact Person)

City Engineer

(Title)

P.O. Box 708

Lawrence, Kansas 66044

(Mailing Address)

tgorman@ci.lawrence.ks.us

(E-Mail Address)

(785) 832-3130

(Phone Number)

Terese A. Gorman

(Applicant's Signature)

*Local cost will be a minimum of 25% of the total project cost.

Has this project been reviewed by the KDOT District Engineer or their representative ? (x) yes () no

Send Request to: Melinda Desch, P.E.

KDOT - Bureau of Program Management
Docking State Office Building - Rm 711N
Topeka, Kansas 66612-1568

ESTIMATE

Project Location: 23rd Street, Iowa to Louisiana
 Roadway Width: 64 feet B-B
 Surfacing Type and Thickness: Asphalt
 Estimate By: Terese A. Gorman, P.E.
 Date: July 28, 2003

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Existing Access Cuts onto 23rd Street - removal	14	Each	10,000.00 \$	140,000.00
2	Existing Access Cuts onto 23rd Street - relocation	3	Each	25,000.00 \$	75,000.00
3	Existing Access Cuts onto 23rd Street - consolidation	6	Each	50,000.00 \$	300,000.00
	Each of these access cuts includes the construction of an access drive or a reconfiguration of a parking area			\$	515,000.00