

April 4, 2012

Mr. Scott McCullough
Director, Planning and Development Services
6 E. 6th Street
Lawrence, KS 66044

Re: US-40/West 6th Street & K-10 Area Transportation Plan
KDOT Project #40-23 KA-1869-01

Dear Mr. McCullough,

The purpose of this letter is to provide supplemental information regarding the possible impact that a sports/recreation complex project might have on the US-40/West 6th Street & K-10 Area Transportation Plan. Based on information provided to us by City and KDOT Staff, we understand a proposed sports/recreation complex project might develop on the northwest corner of the US-40 and K-10 Interchange. The Area Transportation Plan was prepared from estimated traffic demands based on this site developing with office-light industrial land uses. We therefore performed a brief review of the potential traffic demand changes due to the possible land use change.

Detailed information about the project is not readily available so generalized assumptions are required to compare the traffic demands generated by the proposed land use to the traffic demands generated by an office-light industrial land use. Based on our review, we do not believe the proposed sports/recreation complex project will have a negative impact on the findings and recommendations of the US-40/West 6th Street & K-10 Area Transportation Plan. It is highly possible that the actual peak traffic demands generated from the sports/recreation complex project would not occur during the normal weekday peak demands this area currently experiences.

I do not believe the recommendations of the US-40/West 6th Street & K-10 Area Transportation Plan need to be adjusted to accommodate the current preliminary scope of the sports/recreation complex project. However, the need to implement some of the long-term recommended improvements to US-40/West 6th Street west of K-10 may arise sooner than originally anticipated. I suggest a more detailed Traffic Impact Study for the sports/recreation complex project be developed during the planning process to verify these initial findings.

If you have any questions, please let me know.

Sincerely,

BG CONSULTANTS, INC.



Jason Hoskinson, P.E., PTOE
Principal

JH/aj



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