

Subject: 4-23-15 Langston Heights Update

Date: Thursday, April 23, 2015 at 3:11:51 PM Central Daylight Time

From: Timothy Herndon

To: Eric Boedeker, Scott McCullough, Amy Miller, David Cronin, Sheila Stogsdill, Diane Stoddard

On behalf of Langston Heights Development, LLC, and in response to concerns recently brought to our attention, here's an update:

As promised, Langston Heights representatives personally contacted each homebuilder presently working in the subdivision. We explained the situation as we understand it, and we urged the builders to cooperate by instructing their employees, subcontractors and associated deliverers to use the temporary construction road directly to and from Bob Billings Parkway. We placed special emphasis on the need to direct large vehicles to use the temporary road rather than public streets, whenever possible.

Also, we obtained new signs to direct construction traffic to the temporary road. We had intended to install the signs earlier this week, however, we have encountered an immediate challenge (part of the solution) that has caused a delay for the time-being...

Despite continual re-grading and selected applications of gravel where necessary, the temporary road to the south of Langston Heights undergoes a lot of wear and tear, and as such has been re-routed several times as excavation, heavy equipment damage, weather and the staging of equipment and materials has dictated. Presently, particularly after last weekend's rains, the road is arguably impassable for average-sized motor vehicles, which causes us to re-think the wisdom of immediately posting the aforementioned "Construction Traffic Prohibited" signs.

For the last couple of days, King's Construction (the mass-grading and earthwork contractor) has been grading the alignment of what will become Langston Way, the ultimate street connection south to Bob Billings Parkway. As part of their work, King's will also apply gravel to this new alignment and render it far more vehicle-friendly than before. And while it will take a few more workdays for this alignment to be ready, the benefits will hopefully be noticeable and acceptable to all parties concerned. We anticipate the new alignment to be in place within the next two weeks, although meanwhile, we continue to encourage heavy trucks and heavy equipment to use the existing temporary construction road in its current condition. As soon as the new road is useable, the aforementioned signs will go up, too.

We apologize for any inconvenience, yet we're doing what we can to help alleviate the neighborhood traffic concern. Please feel free to call me with questions or comments regarding this matter.

Thank you on behalf of Langston Heights Development, LLC.

Sincerely,

Tim A. Herndon, RLA, LEEDap
Landscape Architect & Urban Planner
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Lawrence, KS 66044
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(785)393-3095

Subject: RE: Construction Road to Langston Heights

Date: Monday, April 20, 2015 at 4:38:35 PM Central Daylight Time

From: Charles Soules

To: Eric Boedeker, Jeremy Farmer, Leslie Soden, Mike Amyx, Stuart Boley, Matthew Herbert, BobDennSan@gmail.com, Scott McCullough, David L. Corliss, Andrew Pitts

CC: markandsheri, Carol, Bob Zeller, Ryan Fike, Don Herbel, Mark Christesen, thepitts@sunflower.com, Linda Herbel, ahanna356@gmail.com, Dustin S, Tiffany Fike, shubhshar@gmail.com, b schnitker, Dennis Tate, Matt Gudenkauf, nate@lawrencewesleyan.com, Lew Hanna, Erica Gudenkauf, tbateman@rdje.com, Carisa Stejskal

Eric,

In response to the concerns raised by the neighborhood, the Langston Heights Development representatives have submitted the attached response.

The Development has re-graded the construction access road, has ordered signs indicating that construction traffic is to access the area using BBP, and are meeting with the builders of the area homes to remind the builders of the construction traffic concerns and the need to use the construction access road off BBP.

The original requirement of the access road was for the installation of the infrastructure, streets, water, and sanitary sewer. These improvements are complete.

The City has been working with the development to encourage the use of the access road for the construction traffic generated from the construction of the new homes. The City will monitor whether the current construction traffic continues to use neighborhood roads. If this continues to be an issue or area of concern then the matter will need to be brought to the City Commission for further review and if necessary any restrictions to neighborhood/local roads for construction traffic.

If there are any questions, please let me know.

Thanks,

Charles F. Soules, P.E., Public Works Director | csoules@ci.lawrence.ks.us
Public Works Department | [City of Lawrence, KS](http://CityofLawrenceKS.com)
PO Box 708, Lawrence, KS 66044-0708
Office (785) 832-3123 | fax (785) 832-3398

Memorandum

From: Langston Heights Development, LLC; Tim Herndon, Agent
To: Scott McCullough, Planning & Development Services
Date: April 17, 2015

Re: Langston Heights – Construction Traffic

Mr. McCullough:

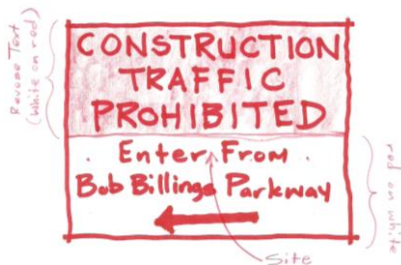
This memo responds to your request for information pertaining to Langston Heights construction traffic, which also relates to an April 16, 2015 email from Eric Boedeker, received by your office and by others.

Upon viewing the aforementioned email, Langston Heights immediately took action by checking on the condition of the construction road from Bob Billings Parkway into the project site, by corresponding with affected contractors in the area, and by devising additional measures to minimize disruption to the Diamondhead neighborhood by incidental heavy equipment traffic. Our efforts to this effect are ongoing, as follows:

1. We have met in person with King’s Construction to ensure the temporary construction road is maintained in as good a condition as possible, until Langston Way is in place to avail access to/from Bob Billings Parkway to the south. The construction road will again be re-graded during the week of April 20.

Bear in mind, access to this road has been periodically interrupted by KDOT’s occasional closing of Bob Billings Parkway for heavy construction, interrupted by the installation of a water main on the north side of the Parkway, and by installation of the Langston Way curb cut, which will soon serve as the entrance to the temporary road. Such closures tend to happen with little notice, although such closings, too, are temporary.

2. We have ordered four new 18x24” signs, to be posted at the Palisades Dr. and Crystal Ln. connections to Langston Heights, as follows:



Signs viewed from Diamondhead, entering Langston Hts. (2 ea.)



Signs viewed from Langston Hts., entering Diamondhead (2 ea.)

These signs were ordered on Friday, April 17 and will be installed on Tuesday, April 21 or thereabouts.

3. Also during the week of April 20, Langston Heights representatives will personally speak with the homebuilders presently working at homesites throughout Langston Heights to remind them of the neighborhood traffic concerns and to emphasize the need to use the temporary construction road to/from Langston Heights to Bob Billings Parkway.

Please be reminded of Langston Heights’ expressed understanding that the temporary construction road was installed to facilitate heavy equipment, specifically during the construction of Langston Heights sewers, waterlines and streets. As evidenced by this memo, we continue to take measures to minimize the disruptions expressed in Mr. Boedeker’s letter, yet it must also be emphasized that delivery vehicles, homebuilders and allied professionals enjoy the same access to public streets as anyone else, thus, there is likely to be traffic to and from individual homesites via the surrounding street network.

Also, Langston Heights is in the process of initiating “phase two” of the project, wherein Langston Way will create permanent access to this new neighborhood from Bob Billings Parkway to the south. We expect Langston Way construction to occur in late 2015 and/or early 2016.