



March 13, 2025

Development Services
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

Re: Traffic Memo Letter for John Knox Village Meadows North

BHC has been asked to review the traffic impact of a proposed development in the central part of the John Knox Village campus in Lee's Summit, MO. The development involves the construction of a building addition at the Meadows complex.

EXISTING CONDITIONS

The existing site currently has the Meadows apartment buildings and associated parking lot. The site is bordered by Shamrock Avenue to the west and Hope Lane to the east. Both are private streets internal to the campus. The existing site access is predominantly Shamrock Avenue up to Peace Parkway, which then connects to Pryor Road to the west. The site is surrounded by a mix of apartment buildings and villa buildings.



Figure 1: Project Location

PROPOSED CONDITIONS

The proposed project area will include the construction of an apartment building addition to the existing Meadows building. The addition will be 5-stories, with a level of parking garage and four levels of residential units. The building addition will have a total of 47 units. The project will include reconfiguring the existing parking lot north of the addition to provide access to the garage, as well as fire truck access along the north side of the building. The site layout can be seen below in Figure 2.

The original Meadows project had anticipated a five-story future phase in the location with 47 units, the same as proposed now. Thus, no additional trips will be generated above what had been anticipated when the initial project was constructed.

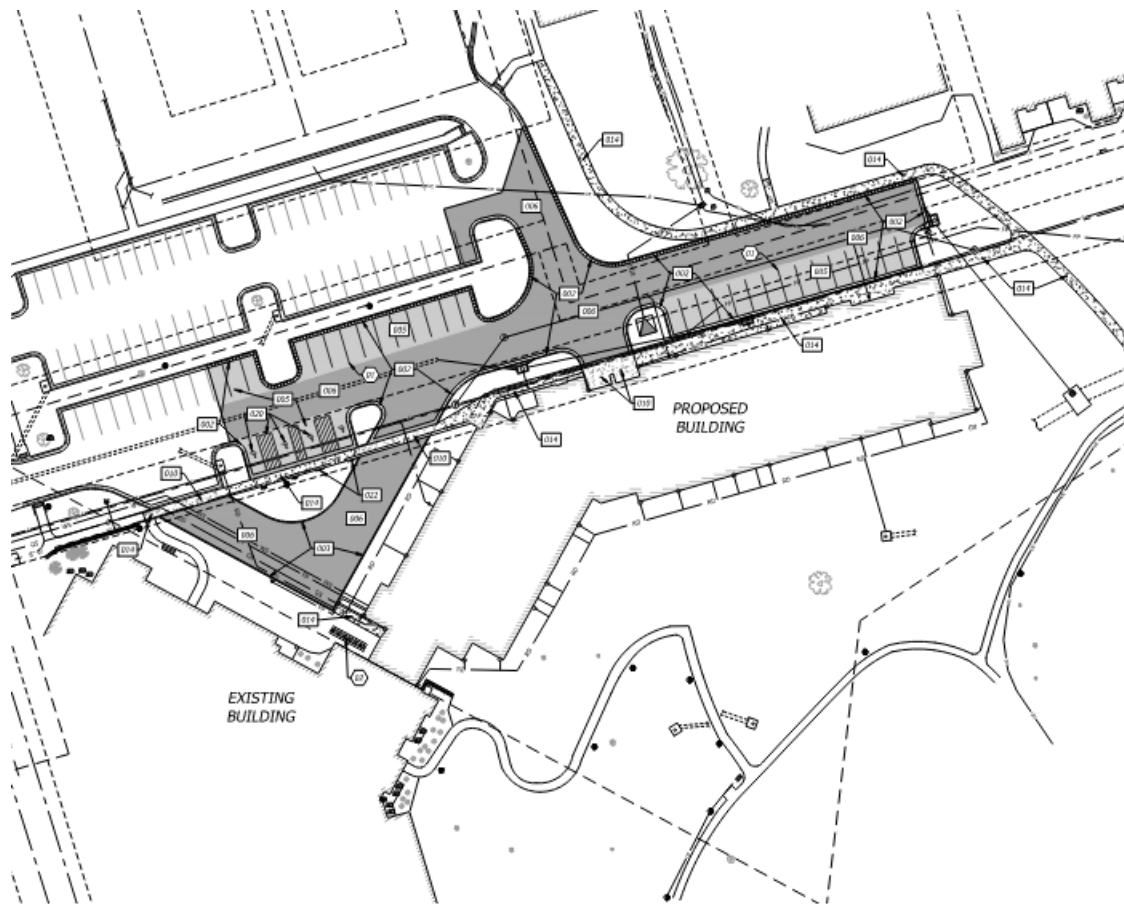


Figure 2: Proposed Site Layout



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CONCLUSION

The proposed project will only be adding the same number of units as originally anticipated to be included with this current phase as was shown with the original Meadows building construction. Thus no additional traffic improvements would be necessitated with the project.

If there are any questions regarding this traffic memo, please contact me at your convenience at 913-663-1900 or eric.byrd@ibhc.com.

Sincerely,



Eric Byrd, P.E.
Senior Project Engineer
BHC



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