

April 13, 2018

Mike Weisenborn
Project Manager, Development Center
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

Re: **18-0129 Northpoint Summit Square II Apartments Traffic Impact Statement**

Mr. Weisenborn:

Per the requirements provided by the City of Lee's Summit's planning code regarding the final development plan submittal for the proposed Summit Square II Apartments, a traffic impact analysis has been conducted. The following is a report of the analysis.

PROJECT DESCRIPTION

An approximately 12.8-acre multi-family complex is currently being proposed at the southeast corner of NW Ward Road and NE Tudor Road in Lee's Summit, MO. A site location map has been provided as Exhibit A. The complex generally consists of five primary 4/5-story buildings, a courtyard, and associated parking facilities. The entire site is located within the Little Cedar Creek watershed. Refer to Exhibit B for a layout of the proposed complex.

METHODOLOGY

Based on the provisions outlined in the Pre-Application meeting conducted during the first week of March 2018, the peak traffic generation analysis during the AM and PM Peaks for the proposed development has been determined. Using the previously approved preliminary development plan, the trip generation for the previously proposed office complex has been also analyzed to compare with the proposed multi-family development. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, was used to determine the trip generation numbers for the AM and PM peak times.

OFFICE DEVELOPMENT TRIP GENERATION

In 2016, a preliminary design was approved for the Summit Technology Campus. This preliminary design identified primarily office space for the property. The total square footage of the office space was planned to be 155,000 SF. With the office use, the following criteria was used with the ITE Manual in determining the trip generation: Land Use 710, General Office Building. Based on this criterion, see below Table 1 for AM and PM trip generation numbers:

**Table 1. Summary of Trips Generated
for Office Development**

Land Use	AM Peak	PM Peak
Land Use 710, General Office Building	172 (148/24)	173 (28/145)

MULTI-FAMILY DEVELOPMENT TRIP GENERATION

The currently proposed development is to construct a 323-unit multi-family apartment project. The proposed buildings will be 4-stories in height. With the multi-family use, the following criteria was used with the ITE Manual in determining the trip generation: Land Use 221, Multi-family Housing Mid-Rise (3-10 Floors). Based on this criterion, see below Table 2 for AM and PM trip generation numbers:

**Table 2. Summary of Trips Generated
for Multi-Family Development**

Land Use	AM Peak	PM Peak
Land Use 221, Multi-family Housing Mid-Rise (3-10 Floors)	108 (28/80)	137 (84/53)

SUMMARY

The proposed use identified herein results in a decrease in the expected AM and PM peak trips from the previously approved Office Use to the currently proposed Multi-family Use, 172 to 108 and 173 to 137 respectively. The existing infrastructure is adequate to receive and convey the trips from the proposed multi-family development. It is our opinion that no modifications to the existing public street infrastructure will be required to accommodate the trips from the proposed development.

If you have any questions or need additional clarification, please do not hesitate to contact us.

Sincerely,

Mick E. Slutter, P.E.
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