



April 11<sup>th</sup>, 2023

**City of Lee's Summit**  
**Attn: Brad Cooley, PE, RSPI**

RE: Discovery Park Traffic Impact Study Comments

Olsson has reviewed the comments dated February 7<sup>th</sup>, 2023, regarding the Discovery Park Traffic Impact Study dated January 19<sup>th</sup>, 2023. Comments from City staff are summarized below, with a response provided in *italics*.

1. Proof of review and acceptance by MoDOT and KCMO will be required (email confirmation will suffice).
  - *Sam Akula (KCMO) responded via e-mail March 13<sup>th</sup>, 2023, that the City of Kansas City had no further comments. A copy of the e-mail is provided with this response letter.*
  - *MoDOT staff have been contacted requesting comments, no response has been received as of this response letter.*
2. There appears to be some discrepancies in land use/area within the report. Please update and confirm the recommendations were based on the correct trip estimates. (ie. Table 7 and 13 Phase 1 Health/Fitness Club 6,500 SF vs. 13,500 SF). Provide ITE manual use code within use table(s).
  - *Some of the land use unit sizes in Table 13 were incorrect. A revised Table 13 is provided with this response letter which also provides land use codes. Land use codes have also been added to Tables 15 and 17, provided with this response letter. Revisions to the table are highlighted in yellow. Table 7 and trip generation as presented in the report is correct.*
3. Single-family is listed in Zone 1. Is this accurate?
  - *Table 13 (see comment 2) has been amended to provide land use codes associated with each use which provides clarification and detail on the selected land use. The single-family use refers to buildings designated as 'brownstones' on the site plan. These buildings were determined to be walk-up and not represented by a typical apartment unit. Land use 215 (Single-Family Attached Housing) was used for the purposes of the study.*

4. Sit-down restaurant is referenced in all phases. Is this accurate or will there be a mix of high-turnover, fast casual, etc.
  - *At the time of the writing of the report land use types were determined based on information provided by the site development team; specific tenants had not been identified. It is anticipated that as tenants are identified if land use changes occur the development team can provide a memorandum detailing the change in land use and impact to expected development trips if requested.*
5. Provide clarification on Douglas and Drive 3 recommendation(s) (ie. turn lane, buffer, taper).
  - *Section 4.2 of the report presents information regarding Drive 3 access spacing and characteristics. Section 5.3 of the report presents recommended turn lane improvements for Drive 3.*
6. Why do we not see anything for development north of Drive 3?
  - *The traffic impact study provides an analysis of all trips expected for the area as defined on the site plan provided in the study. Reviewing the site plan submitted for the April PDP, zone 1 is defined in the development plans as the northwest quadrant of Douglas Street and Colbern Road and does not include the apartment uses to the north as depicted in the traffic impact study. Per discussions with the development team, the apartment complex to the north was submitted in 2019 under a separate PDP.*

Should you have any questions, please contact me at 913.381.1170 or at [tfulton@olsson.com](mailto:tfulton@olsson.com).

Sincerely,



Tom Fulton, Vice President

**From:** Akula, Sam <Sam.Akula@kcmo.org>  
**Sent:** Monday, March 13, 2023 10:52 AM  
**To:** Tom Fulton; Alejandro Martinez; Susan Barry; Brad Cooley; Michael.Park@cityofls.net; Christopher M. Harman; Laurie, Angela; Ericka R. Ross  
**Cc:** Jeremiah Connealy; Cody Peratt; Shannon Jeffries; John Erpelding  
**Subject:** RE: Submittal of Final Discovery Traffic Study

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Hello Tom,

City of Kansas City has no further comments.

Thanks,



**Sam Akula, P.E**

Interim City Traffic Engineer

**Public Works**

Multimodal Division

City of Kansas City, Mo.

(816) 513-9861

Email: [sam.akula@kcmo.org](mailto:sam.akula@kcmo.org)

Traffic Operation Center

5310 Municipal Ave, Kansas City, Missouri 64120

[KCMO.gov](http://KCMO.gov)

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**From:** Tom Fulton <tfulton@olsson.com>  
**Sent:** Monday, March 13, 2023 10:09 AM  
**To:** Alejandro Martinez <Alejandro.Martinez@modot.mo.gov>; Susan Barry <Susan.Barry@cityofls.net>; Brad Cooley <Brad.Cooley@cityofls.net>; Michael.Park@cityofls.net; Christopher M. Harman <Christopher.Harman@modot.mo.gov>; Laurie, Angela <Angela.Laurie@kcmo.org>; Akula, Sam <Sam.Akula@kcmo.org>; Ericka R. Ross <Ericka.Ross@modot.mo.gov>  
**Cc:** Jeremiah Connealy <jconnealy@olsson.com>; Cody Peratt <cperatt@olsson.com>; Shannon Jeffries <sjeffries@olsson.com>; John Erpelding <jerpelding@olsson.com>  
**Subject:** RE: Submittal of Final Discovery Traffic Study

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All,

Checking to see if both kcmo and MoDOT have comments. It has been quite awhile since we officially submitted the traffic study.

Thanks, Tom

**Table 13. Phase 1 (Zone 1) Development Trip Generation (Revised).**

Land Use	ITE Land Use Code	Zone	Size	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing	220/221	1	1,094 Units	409	95	314	445	291	154
Single-Family Housing	215	1	16 Units	8	2	6	6	4	2
Heath/Fitness Club	492	1	6,500 SF	8	4	4	18	11	7
Strip Retail Plaza	822	1	19,000 SF	39	23	16	96	51	45
Office Building	710	1	13,800 SF	27	23	4	25	5	20
Sit Down Restaurant	932	1	22,700 SF	189	101	88	164	104	60
All Suites Hotel	311	1	219 Units	66	35	31	63	32	31
<b>Total Trips (All Zone 1)</b>				<b>746</b>	<b>283</b>	<b>463</b>	<b>817</b>	<b>498</b>	<b>319</b>

**Table 15. Phase 2 (Zones 2-3) Development Trip Generation (Revised).**

Land Use	ITE Land Use Code	Zone	Size	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
Supermarket	850	2	50,000 SF	138	81	57	383	192	191
Strip Retail Plaza	822	2	15,000 SF	35	21	14	90	45	45
Convience Store/Gas Station	945	2	5,700 SF	505	253	252	393	197	196
Sit Down Restaurant	932	2	7,000 SF	65	36	29	56	34	22
Fast-Food Restaurant	934	2	5,700 SF	295	150	145	167	88	79
Car Wash	948	2	5,700 SF	-	-	-	68	34	34
Sit Down Restaurant	932	3	45,000 SF	326	180	146	241	152	89
Multifamily Housing	220/ 221	3	332 Units	158	38	120	104	66	38
Strip Retail Plaza	822	3	44,000 SF	104	60	44	190	100	90
General Office	710	3	20,000 SF	41	36	5	24	4	20
Recreational Center	435	3	50,000 SF	-	-	-	104	59	45
Medical Office	720	3	36,000 SF	94	75	19	82	26	56
<b>Zone 2 Trips</b>				<b>1,038</b>	<b>541</b>	<b>497</b>	<b>1,157</b>	<b>590</b>	<b>567</b>
<b>Zone 3 Trips</b>				<b>723</b>	<b>389</b>	<b>334</b>	<b>745</b>	<b>407</b>	<b>338</b>
<b>Phase 2 Total Trips</b>				<b>1,761</b>	<b>930</b>	<b>831</b>	<b>1,902</b>	<b>997</b>	<b>905</b>

**Table 17. Phase 3 (Zones 4-5) Development Trip Generation (Revised).**

Land Use	ITE Land Use Code	Zone	Size	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing	220/221	4	1,360 Units	457	106	351	486	297	189
Strip Retail Plaza	822	4	66,000 SF	124	74	50	396	198	198
Medical Office	720	4	90,000 SF	186	146	40	288	86	202
Sit Down Restaurant	932	4	18,000 SF	136	72	64	130	80	50
General Office	710	4	40,000 SF	66	58	8	72	12	60
Senior Housing	252	5	250 Units	39	13	26	50	28	22
Retirement Housing	255	5	30 Units	26	17	9	60	23	37
Multifamily Housing	221	5	240 Units	75	17	58	75	45	30
Single Family Housing	210	5	120 Units	70	18	52	93	58	35
<b>Zone 4 Trips</b>				<b>969</b>	<b>456</b>	<b>513</b>	<b>1,372</b>	<b>673</b>	<b>699</b>
<b>Zone 5 Trips</b>				<b>210</b>	<b>65</b>	<b>145</b>	<b>278</b>	<b>154</b>	<b>124</b>
<b>Phase 3 Total Trips</b>				<b>1,179</b>	<b>521</b>	<b>658</b>	<b>1,650</b>	<b>827</b>	<b>823</b>