Prairie Center
Engineering Proposals

Planning and Development Committee

March 14, 2016

Summary

- Shodeen Inc. presented Concept Plan to P&D on January 11, 2016
- They are currently working on revised plans, no formal application submitted

Summary

- Shodeen asked City Staff to collect engineering study proposals
- Proposals independently gathered by Staff
- Contracts will be managed by Staff
- Costs reimbursed by Developer (will require full deposit)

Proposals

1. Stormwater Review and Final Engineering Review Assistance by WBK Engineering
2. Sanitary Sewer Evaluation by WBK Engineering
3. Watermain Modeling by Trotter and Associates
4. Traffic Impact Study by HLR

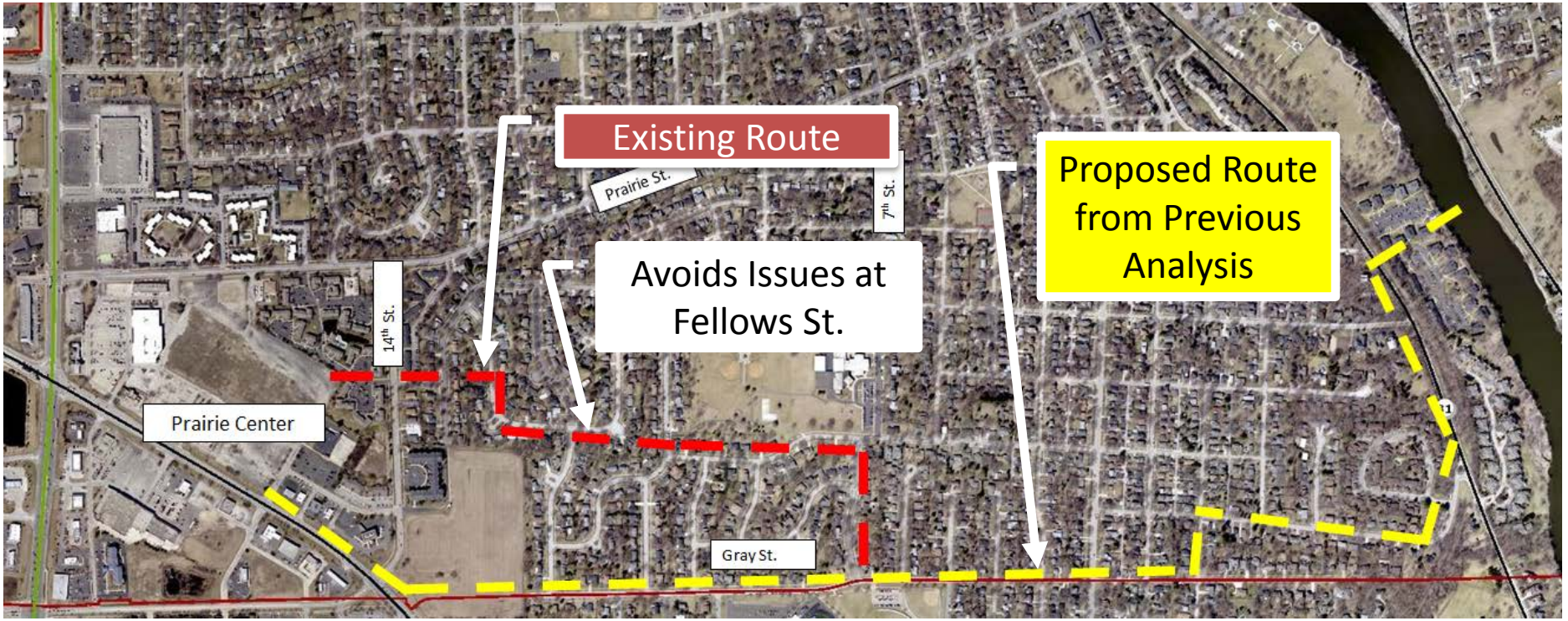
Stormwater Review & Final Engineering by WBK

- Review stormwater report and plans for conformance with:
  - Stormwater Ordinance
  - Overall stormwater engineering practices
- General Engineering review assistance

Sanitary Sewer Evaluation by WBK

- Study capacity of wastewater system downstream of site
- Introduce new flows based on Prairie Center proposed land use
- Necessary improvements identified and costs developed

Sanitary Sewer Map



Watermain Modeling by Trotter

- New watermain will be “plugged into” an existing computer model of the city-wide watermain system
- Verify compliance with Fire Code flows

Traffic Impact Study by HLR

- Comprehensive proposal that includes all elements from the previous studies
- All new data will be collected
- Using industry standard data and methods
- Calculate 2026 traffic and evaluate traffic on roadway network:
  - With/without proposed development
  - With/without Engineer's recommended roadway improvements

Adjacent Intersections

- Peak Hour Traffic Counts at 13 intersections
- Weekday: 6-9am, 3:30-6:30pm
- Saturday: 11am-2pm

Off-Site Prairie Street Intersections

- Traffic Signal Warrant Count at 3 intersections
- 13-hour counts

Additional Traffic Analysis

- Compare 2016 site-generated traffic volumes to theoretical traffic volumes of:
  - demolished old Mall “resurrected”
  - a generic development under existing zoning
- Provide commentary on cut-through traffic, traffic calming and on-site traffic circulation
- Provide commentary on impacts of KDOT’s planned widening of Randall Road