

THE CITY OF WICHITA

OFFICE OF Traffic Engineer

DATE June 1, 1983

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TO Art Chambers, Senior Planner
FROM Bill McKinley, Traffic Engineer

SUBJECT Meadowlark Community Unit Plan

We have reviewed the Meadowlark Community Unit Plan and have assumed various generation rates which could be attracted to this site and their impact on the existing street. Two separate approaches were used to develop possible generation rates for this site and they are attached for your information.

Table I reveals a selected breakdown in generation rates and square footage of area or units which enables us to arrive at average trips per day. In this table, we divided the proposed development into apartments, medical offices, retail sales, restaurants and offices with the appropriate square footage or units shown in the table. The total trips which could be generated under this type of development is estimated to be 14,737.

Table II considers all the retail area as developed into a shopping center and, of course, all the remaining area as apartments. The shopping center generation rates were based upon a maximum, average and minimum rates for a typical shopping center across the United States of similar size and to these figures were added the trips generated to the apartments to arrive at total trips per day for the development.

Based on the figures presented in the tables, one could anticipate a minimum generation rate of approximately 6,000 vehicles per day to a maximum generation rate of approximately 16,000 vehicles per day for this site. Existing traffic volumes on Harry Street total 24,172 near this proposed development.

If this development is approved under its present suggested configuration, we would recommend that the apartment traffic and the shopping center traffic be segregated with the shopping center having a major entrance.

Site circulation should be designed to discourage parked cars from backing into the major driveway circulation between the various proposed lots.

If you have any further questions regarding this matter, please advise.



Bill McKinley
Traffic Engineer

BM:gr

Attachment

TABLE I

MEADOWLARK COMMUNITY UNIT PLAN

Estimated Trips Per Day - Based Upon Various Trip Factors

	<u>Trips/Variable</u>	<u>Density</u>	<u>Average Trips</u>
Apartments	6/day	252 Units	1,512
Medical Office	75/1000	23,000 square feet	1,725
Retail Sales	156/1000	46,000 square feet	7,176
Restaurant	164/1000	23,000 square feet	3,772
Office	12/1000	46,000 square feet	552
Total			14,737

TABLE II

MEADOWLARK COMMUNITY UNIT PLAN

Estimated Trips Per Day - Shopping Center

Maximum Rate	103.7/1000 =	14,311 trips
Average Rate	60.4/1000 =	8,335 trips
Minimum Rate	32.1/1000 =	4,430 trips

Estimated Trips Per Day With Apartments

Maximum Rate		15,823 trips
Average Rate		9,847 trips
Minimum Rate		5,942 trips