

ESTIMATE OF OFF-SITE STREET IMPROVEMENTS

TOWNE WEST SQUARE
WICHITA, KANSAS

MARCH 17, 1976

+ Right-of-Way
Costs

Items	Off-Site Improvements
<u>Kellogg Avenue (Highway 54):</u>	
Transition east of West Street - <i>distance?</i>	
* Kellogg & West Intersection <i>includes McClanahan inter.</i>	\$ 32,823
Kellogg - West to Tracy Street	301,924
Kellogg & Tracy Intersection	205,959
Kellogg - from Tracy to I-235	87,944
Subtotal	418,335
	\$1,046,985
<u>Maple Street:</u>	
Transition east of West Street <i>distance?</i>	
Maple & West Street Intersection	\$ 31,972
Maple - from West Street to Tracy Street	79,056
Maple & Tracy Intersection	110,128
Maple - from Tracy Street to I-235	54,658
Subtotal	294,992
	\$ 570,806 ✓
<u>West Street:</u>	
Transition north of Maple Street	
West Street - from Maple to Taft Street	\$ 26,962
West & Taft Intersection	120,012
West Street - from Taft Street to Kellogg Avenue	3,555
Transition south of Kellogg Avenue	118,669
Subtotal	6,958
	\$ 276,156
<u>Tracy Street:</u>	
Tracy Street from Maple to Taft Street (67 ft.) <i>new</i>	\$157,216
Note: Tracy Street from Maple to Taft Street - 40 ft. wide: \$89,241	
Tracy & Taft Street Intersection	① 61,848
Tracy Street - from Taft Street to Kellogg Avenue, except K-Mart lane - <i>widen</i>	70,043
Tracy Street - from Taft Street to Kellogg Avenue (K-Mart lane)	23,702
Subtotal	
	\$ 312,809
<u>Taft Street:</u>	
Taft Street - from West Street to Florence Street	\$ 41,288
Taft & Florence Street Intersection	2,285
Taft Street - from Florence Street to Tracy Street (49 ft.)	61,788
Note: Taft Street - from Florence Street to Tracy Street - 40 ft. wide: \$54,287	
Subtotal	
	\$ 105,359
GRAND TOTAL	

\$2,312,115

① city pay for paving east half Dardinger pay west 1/2 + signal

includes signalization

KELLUGG
 † WEST
 100% BY TOWNE WEST

①

TOWNE WEST	CITY	OTHERS	TOTAL
32,823	301,924		
205,959	87,944		
<u>418,335</u>	<u>389,868</u>	<u>- 0 -</u>	1,046,985
657,117			
31,972	79,056		
110,128	54,658		
<u>294,992</u>	<u>133,714</u>	<u>- 0 -</u>	570,806
437,092			
26,962	3,555		
120,012			
118,669			
<u>6,958</u>	<u>3,555</u>	<u>- 0 -</u>	276,156
272,601			
112,596		① 44,620	
	61,848		
70,043		② 23,702	
<u>182,639</u>	<u>61,848</u>	<u>68,322</u>	312,809
41,288	2,283		
7,501		③ 54,287	
<u>48,789</u>	<u>2,283</u>	<u>54,287</u>	105,359

1,598,238 # 591,268 # 122,609 # 2,312,115
 64.1% 25.6% 5.3% 100%

- ① Star Lumber 44,620.00
- ② K-Mart 23,702.00
- ③ Drive-In K-Mart \$27,143.56

KELLOGG

24% by TOWNE WEST
76% by City of Wichita

(3)

WEST

8% by TOWNE WEST
92% by City of Wichita

TOWNE WEST	CITY	OTHERS	TOTAL
7,877	24,946		
49,430	301,924		
100,400	156,529		
	87,944		
<u>157,707</u>	<u>317,935</u>	<u>- 0 -</u>	1,046,985

31,972	79,056		
110,128	54,658		
294,992			
<u>437,092</u>	<u>133,714</u>	<u>- 0 -</u>	570,806

2,157	24,805		
9,601	110,411		
9,494	3,555		
557	109,175		
<u>21,809</u>	<u>6,401</u>	<u>- 0 -</u>	276,156

112,596 ① 44,620

70,043 61,848
 ② 23,702

182,639	61,848	68,322	312,809
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41,288
7,501 2,283
 ③ 54,287

48,789	2,283	54,287	105,359
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848,026 # 36.7% 1,341,470 # 58.0% 122,609 # 5.3% 2,312,115 # 100%

- ① Star Lumber 44,620.00
- ② K-Mart 23,702.00
- ③ Drivesto 7,500.00

REVISED TABLE II

1978 AND 1985 FORECASTED TRAFFIC

Location	1 9 7 8 Shopping		1 9 8 5 Shopping		Percent S.C. of Total
	Highway Center	Total	Highway Center	Total	
Kellogg east of West St.	33,274	46,736	43,786	57,248	24%
Kellogg west of West St.	32,017	43,556	42,132	53,671	22%
Kellogg east of I-235	34,253	49,639	45,076	60,462	25%
West St. north of Maple	25,697	29,505	33,816	37,662	24%
West St. south of Maple	24,003	25,926	31,885	33,508	10%
West St. north of Kellogg	19,211	21,904	25,281	27,974	6%
West St. south of Kellogg	16,196	16,966	21,312	22,082	10%
Maple east of West St.	8,643	9,797	11,374	12,528	4%
Maple west of West St.	8,178	11,257	10,761	13,840	8%
Maple east of I-235	6,704	10,550	8,822	12,668	9%
				39,036	22%
					30%
					21%
					18.77%

NOTE:

The above Table II is based on data from the TOWNE WEST SQUARE TRAFFIC STUDY, Traffic Engineering Division, City of Wichita, dated May, 1975. The revised Table II reflects a reduction in size of the shopping complex.

+ TWC

+ TRACY

ESTIMATE OF OFF-SITE STREET IMPROVEMENTS

TOWNE WEST SQUARE
WICHITA, KANSAS

MARCH 17, 1976

<u>Items</u>	<u>Off-Site Improvements</u>
<u>Kellogg Avenue (Highway 54):</u>	
Transition east of West Street	\$ 32,823
Kellogg & West Intersection	301,924
Kellogg - West to Tracy Street	205,959
Kellogg & Tracy Intersection	87,944
Kellogg - from Tracy to I-235	418,335
Subtotal	\$1,046,985
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<u>Maple Street:</u>	
Transition east of West Street	\$ 31,972
Maple & West Street Intersection	79,056
Maple - from West Street to Tracy Street	110,128
Maple & Tracy Intersection	54,658
Maple - from Tracy Street to I-235	294,992
Subtotal	\$ 570,806
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<u>West Street:</u>	
Transition north of Maple Street	\$ 26,962
West Street - from Maple to Taft Street	120,012
West & Taft Intersection	3,555
West Street - from Taft Street to Kellogg Avenue	118,669
Transition south of Kellogg Avenue	6,958
Subtotal	\$ 276,156
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<u>Tracy Street:</u>	
Tracy Street from Maple to Taft Street (67 ft.)	\$157,216
Note: Tracy Street from Maple to Taft Street - 40 ft. wide: \$89,241	
Tracy & Taft Street Intersection	61,848
Tracy Street - from Taft Street to Kellogg Avenue, except K-Mart lane	70,043
Tracy Street - from Taft Street to Kellogg Avenue (K-Mart lane)	23,702
Subtotal	\$ 312,809
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<u>Taft Street:</u>	
Taft Street - from West Street to Florence Street	\$ 41,288
Taft & Florence Street Intersection	2,283
Taft Street - from Florence Street to Tracy Street (49 ft.)	61,788
Note: Taft Street - from Florence Street to Tracy Street - 40 ft. wide: \$54,287	
Subtotal	\$ 105,359
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GRAND TOTAL	\$2,312,115

KELLOGG
 & WEST
 100% BY TOWNE WEST

TOWNE WEST	CITY	OTHERS	TOTAL
32,823			
205,959	301,924		
418,335	87,944		
<u>657,117</u>	<u>389,868</u>	<u>- 0 -</u>	1,046,985
31,972			
110,128	79,056		
294,992	54,658		
<u>437,092</u>	<u>133,714</u>	<u>- 0 -</u>	570,806
26,962			
120,012			
118,669	3,555		
6,958			
<u>272,601</u>	<u>3,555</u>	<u>- 0 -</u>	276,156
112,596		① 44,620	
			City
	61,848		const. of E 1/2 Tracy & Taft int
70,043		② 23,702	north block = E 20.5' to east
			developer = balance
<u>182,639</u>	<u>61,848</u>	<u>68,322</u>	312,809
41,288			
	2,283		
7,501		③ 54,287	
<u>48,789</u>	<u>2,283</u>	<u>54,287</u>	105,359

1,598,238 # 591,268 # 122,609 # 2,312,115
 69.17% 25.6% 5.3% 100%

- ① Star Lumber 44,620.00
- ② K-mart 23,702.00
- ③ Drive-In K-mart 27,143.50

KELLOGG # WLS 1
 50% by TOWNE WEST
 50% by City of Wichita

TOWNE WEST	CITY	OTHERS	TOTAL
16,412	16,411		
102,980	301,924		
	102,979		
	87,944		
209,167	209,168		
328,559	718,426	- 0 -	1,046,985

31,972	79,056		
110,128	54,658		
294,992			
437,092	133,714	- 0 -	570,806

13,481	13,481		
60,006	60,006		
	3,555		
59,335	59,334		
3,479	3,479		
136,301	139,855	- 0 -	276,156

112,596		① 44,620	
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	61,848		
70,043		② 23,702	

182,639	61,848	68,322	312,809
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41,288	2,283		
7,501		③ 54,287	

48,789	2,283	54,287	105,359
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1,133,380	1,056,126	122,609	2,312,115
49.0%	45.7%	5.3%	100%

- ① Star Lumber 44,620.00
- ② K-Mart 23,702.00
- ③ Drive-In 27,143.50

KELLOGG 24% by TOWNE WEST
76% by City of Wichita

WEST 8% by TOWNE WEST
92% by City of Wichita

TOWNE WEST	CITY	OTHERS	TOTAL
7,877	24,946		
49,430	301,924		
100,400	156,529		
	87,944		
<u>157,707</u>	<u>317,935</u>	<u>- 0 -</u>	<u>1,046,985</u>

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110,128	54,658		
294,992			
<u>437,092</u>	<u>133,714</u>	<u>- 0 -</u>	<u>570,806</u>

2,157	24,805		
9,601	110,411		
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557	1,09,175		
<u>21,809</u>	<u>6,401</u>	<u>- 0 -</u>	<u>276,156</u>

112,596 ① 44,620

70,043 61,848
 ② 23,702

182,639 61,848 68,322 312,809

41,288 2,283
7,501 ③ 54,287

48,789 2,283 54,287 105,359

848,036 # 1,341,470 # 122,609 # 2,312,115
36.7% 58.0% 5.3% 100%

① Star Lumber 44,620.00

② K-Mart 23,702.00

③ Drive-In 77,142.56

REVISED TABLE II

1978 AND 1985 FORECASTED TRAFFIC

Location	1978		1985		Percent S.C. of Total
	Highway	Shopping Center	Highway	Shopping Center	
Kellogg east of West St.	33,274	13,462	43,786	13,462	24%
Kellogg west of West St.	32,017	11,539	42,132	11,539	22%
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West St. south of Maple	24,003	1,923	25,926	1,923	6%
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Maple west of West St.	8,178	3,079	11,257	3,079	22%
Maple east of I-235	6,704	3,846	10,550	3,846	30%
					21%

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18.77%

4 TRAFFIC
+ TRAFFIC