

Mr. Traczyk,

Thank you for your letter and for bringing your concerns to my attention. I reached out to our public works staff to discuss your concerns and they offered the following responses, which I trust will help to provide you with further information about this project and the City's perspective on it.

Proposed construction too wide

The installation of right turn lanes is part of the City's Access Management Plan, adopted by Resolution 03-1101. Access management is a comprehensive strategy and process to provide and manage access to land development while preserving public street traffic flow with respect to safety, capacity, and speed. One of the primary functions of the proposed right turn lanes is to increase safety. The right turn lanes will allow drivers the opportunity to slow down in a protected environment while reducing potential conflicts with drivers continuing along Pflumm. With the introduction of the sidewalks along this section of Pflumm Road, there may also be situations where a vehicle must come to a complete stop due to pedestrians crossing the side streets. Stopping within a right turn lane is far safer than coming to a complete stop on Pflumm Road.

The existing 20' Landscape Easement (L/E) on the rear of the properties abutting Pflumm Road will be maintained. Some temporary construction easements will be required within the L/E, any landscaping to be disturbed will be compensated for prior to construction and all impacted sod and irrigation will be replaced with the project. The areas within City right-of-way (ROW) will be maintained by the City; the maintenance of the L/E will continue to be maintained as it is today.

Goals to make the road safer will not be satisfied

Combined with the improved traffic signal operations at 143rd St and 151st St, the widening of Pflumm Road from one to two thru-lanes (in each direction) has an added benefit for left turn movements from the side streets. Instead of the current conditions where traffic flow is concentrated in a long line on the single thru-lane, the future traffic will travel in shorter groups spread across the two lanes. This grouping will allow for larger gaps between traffic flows, creating improved opportunities for left turn movements.

The construction of Pflumm Road will be phased to prevent the closure of the entirety of Pflumm Road. There will always be at least one access point from Pflumm Road into the Symphony Hills subdivision. For instance, while the construction of Pflumm is occurring between 151st and a point north of 149th St., access will be maintained to Pflumm Road at 147th St. While this situation only permits traffic movements in the direction of 143rd St, building Pflumm in sections, with the respective sections being closed, is a safe and efficient means to completing the project.

Members whose properties will be directly affected by this project have serious concerns

When Symphony Hills was developed, ROW was dedicated for the future widening of Pflumm Road. The proposed improvements to Pflumm Road will be within this existing ROW with the exception of small amounts of sidewalk. The back of curb from the right turn lanes at 149th Street and 149th Terrace will be approximately 30' from the existing fence lines. The back of curb along mainline Pflumm Road will be approximately 40' from the existing fence lines.

As part of the land acquisition process, the City will compensate homeowners for the loss of any trees on their property. A portion of the existing berm will remain in place. In areas where the berm is removed, stormwater will be diverted towards the new, enclosed storm sewer system. Sturdy, temporary fencing will be installed in locations where existing fences need to be removed during construction. Fences that are removed will be replaced with new fences of similar style and material.

Johnson County has an issue with east-west traffic

Johnson County still has a future plan for an east-west expressway in the southern portion of the County, but the timing of this roadway is unknown. We believe the proposed improvements to Pflumm are needed today for existing and future north-south travel.

Mr. Traczyk, I understand these types of projects are disruptive for a time, but the Council believes they are important for the City to continue to progress forward due to growth in population and traffic flows in the area. It appears from my review of the information the approach is reasonable and consistent and I trust this response is helpful to you. Thank you again for reaching out to me and please let me know if you have additional questions or concerns.

KPG

Kevin Gilmore, Council Member – Ward 3

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