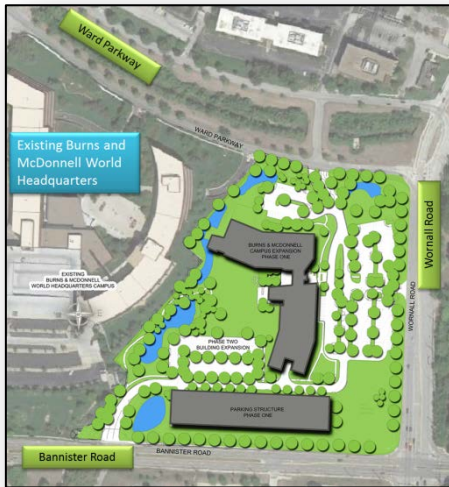


Kansas City, Missouri – Burns and McDonnell World Headquarters Expansion



Proposed site plan



Trip distribution – survey method



Walkability analysis

Van Trust Real Estate and Burns and McDonnell requested R^3C Design Group to complete a traffic study for the expansion of one of the largest Engineering Firms in the world. The expansion would result in an additional 480,000 square feet of office space near the intersections of Bannister Road, Wornall Road and Ward Parkway in Kansas City, Missouri. This was a fast paced project – three months between project start and approval of the traffic study.

We displayed our **Responsibility** by completing various phases of the project concurrently. In addition to the study process, review with City staff was also completed concurrently. Further, a large part of the project was public coordination to ensure that the property owners around the site were well informed. This also helped citizen buy-in to the proposed recommendations to the project and greatly helped in the City Council’s approval of the project.

Our **Responsiveness** was displayed by being able to complete the project on time. For the trip distribution portion of the study, we used three different techniques to develop the worst case, the best case and the most likely options. The methods used included a zip code based travel time analysis, a questionnaire method that was asked of all current employees and the standard method of basing it on traffic counts. The questionnaire method was used for the analysis.

Our **Client-focus** was displayed by our ability to drop everything and maintain focus on a very complicated, publicly contested, multi-agency review project in one of the most traveled corridors in the city. This project not only met Kansas City, Missouri goals and standards, but also met the Missouri Department of Transportation (MoDOT) standards and Operation Green Light (OGL) needs.

The RIGHT factors during this project are:

- Coordination with Kansas City, Missouri; MoDOT and OGL.
- Fast paced – three months from start to approval.
- Concurrent task completion and City review.
- Involved, sometimes contentious, public involvement and education. Citizen buy-in critical to project success.
- Unique methodology used for study process. Enhanced project acceptability.
- Included pedestrian and bicycle analysis.
- Signal warrants and turn lane warrants analysis.

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R^3C Study Fee: \$24,000