



MEMORANDUM

February 25, 2026

TO: Rudy Khouri
FROM: B.J. Hawkins, P.E., PTOE
SUBJECT: Multifamily Development
LOCATION: Rambling Oaks Drive and Robinson Street
Norman, Oklahoma



INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact review on a proposed multifamily development which is to be located west of Rambling Oaks Drive and south of Robinson Street in Norman, Oklahoma as shown in **Figure 1** in **Attachment A**. The project is redevelopment of the existing Lenox Plaza mixed-use building which contains ground floor commercial space and upper floor office space. The proposed development would convert the existing building into 15 multifamily dwelling units. Access to the development is proposed via the two existing full-access, shared driveways on Rambling Oaks Drive as shown in **Figure 2** in **Attachment A**.

Rambling Oaks Drive is a five-lane north/south collector – urban which narrows to two-lanes south of the site with a posted speed limit of 25 miles per hour (mph).

SITE GENERATED TRIPS

To determine the effects a new development will have on an existing street system, new or additional trips must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the number of trips the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the trips expected to be generated by different land use types.

Available information was utilized regarding the anticipated land uses to determine the site generated trips of the proposed multifamily residential development. The *Multifamily Housing (Low-Rise)* land use category was selected to determine the trip generation for proposed development. The resulting trips projected to be generated by the proposed site once fully constructed and occupied are indicated in **Table 1**.

TABLE 1
Projected Site Generated Trips

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				(vpd)	One Hour Between 7am & 9am	One Hour Between 4pm & 6pm							
					(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN
Trip Rate*		(Dwelling Units)	6.21	0.41	0.52								
Multifamily Housing (Low-Rise)	220	15	93	6	8	24%	76%	1	5	62%	38%	5	3

* Trip Rates from "TRIP GENERATION MANUAL", 12th Ed., Institute of Transportation Engineers.

The proposed development would be expected to generate 93 vehicle trips per day with 6 trips occurring during the a.m. peak hour and 8 trips occurring during the p.m. peak hour and would be less impactful to the existing site driveways and adjacent roadway network than the current land uses on the site.

SUMMARY

The proposed multifamily residential development would be expected to generate a fraction of the 100 vehicles per hour, which is typically the threshold that initiates the requirement for a full traffic impact analysis (TIA). The traffic generated by the proposed development would have negligible effects on the surrounding intersections and roadways and no traffic related issues are anticipated. Based on the results of the trip generation and site plan evaluation, no traffic control or geometric roadway improvements are recommended as a result of the proposed development.

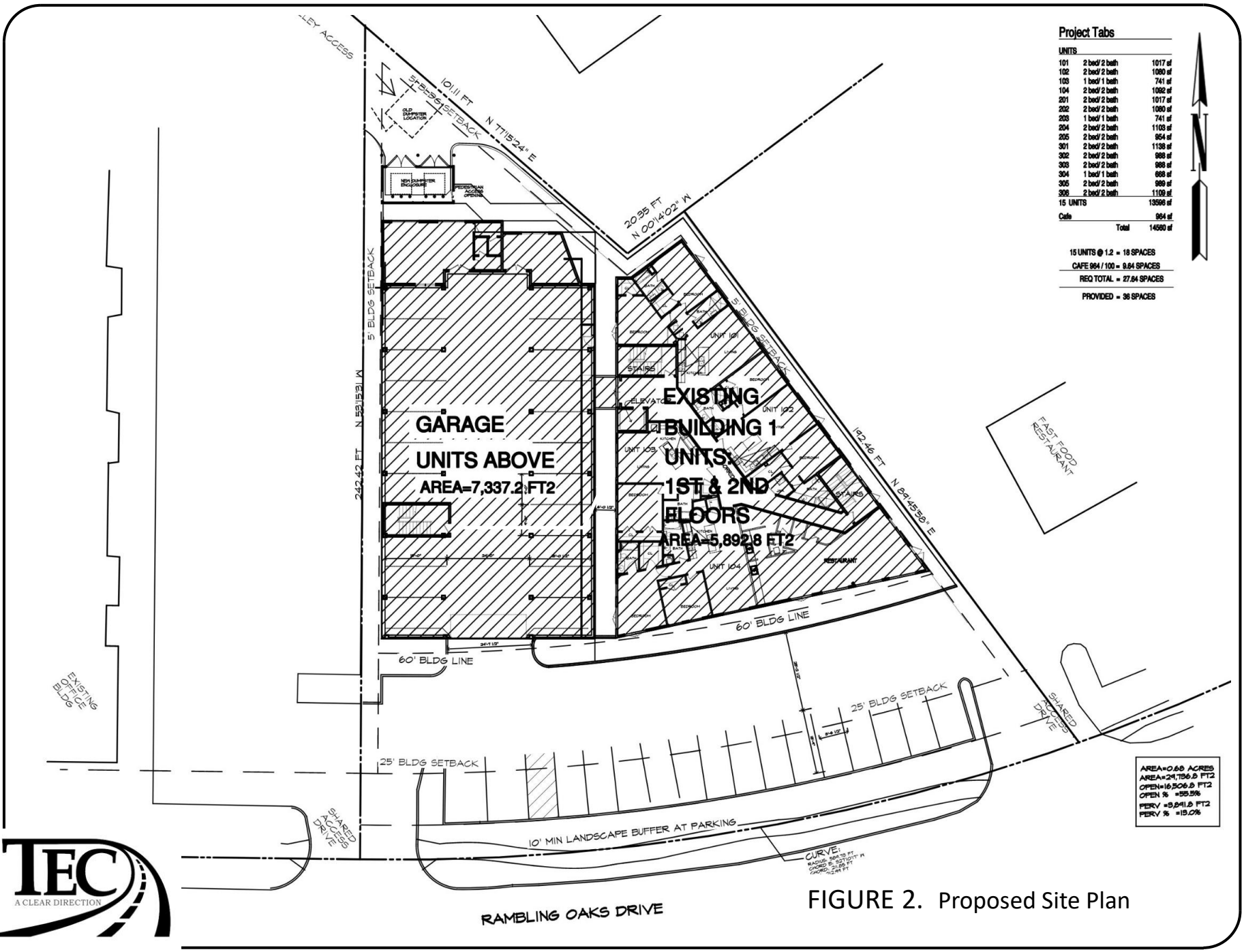
Should you have any questions or require additional information regarding these findings, please let me know.

ATTACHMENT A

FIGURES



FIGURE 1. Site Location Map
Rambling Oaks Dr and Robinson St
Norman, Oklahoma



Project Tabs

UNITS		
101	2 bed/ 2 bath	1017 of
102	2 bed/ 2 bath	1080 of
103	1 bed/ 1 bath	741 of
104	2 bed/ 2 bath	1082 of
201	2 bed/ 2 bath	1017 of
202	2 bed/ 2 bath	1080 of
303	1 bed/ 1 bath	741 of
304	2 bed/ 2 bath	1103 of
305	2 bed/ 2 bath	954 of
301	2 bed/ 2 bath	1138 of
302	2 bed/ 2 bath	988 of
303	2 bed/ 2 bath	988 of
304	1 bed/ 1 bath	988 of
306	2 bed/ 2 bath	989 of
308	2 bed/ 2 bath	1109 of
15 UNITS		13596 of
Cafe		964 of
Total		14590 of

15 UNITS @ 1.2 = 18 SPACES
 CAFE 964 / 100 = 9.64 SPACES
 REQ TOTAL = 27.64 SPACES
 PROVIDED = 36 SPACES

AREA=0.68 ACRES
 AREA=29,756.8 FT2
 OPEN=16,506.8 FT2
 OPEN % =55.5%
 PERV =3,910.8 FT2
 PERV % =13.0%

FIGURE 2. Proposed Site Plan