

## Sooner Village Preliminary Plat

The proposed mixed-use development will include a gas station with convenience store, mixed-use office or commercial space, mixed-use retail with residential, a hotel or multifamily residential, a self-storage facility, office space, warehouse facility or distribution facility, residential duplexes, residential townhomes, and a multifamily residential complex. In total, the entire development is expected to generate approximately 9,884 trips per day, 519 AM peak hour trips, and 778 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways along Jenkins Avenue. On behalf of the developer, Traffic Engineering Consultants, Inc., submitted the traffic impact analysis. A number of off-site improvements are recommended to mitigate operational issues due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
State Highway 9	4 lanes existing/ 6 lanes future	39,000	6,919*	45,919	38,000 existing/ 125,000 proposed	102.63 existing/ 31.20 future	120.84 existing /36.74 future
Jenkins Avenue	2	700	9,884*	10,584	17,100	4.09	61.89

\* Trip distribution split is calculated as 100% use Jenkins Avenue and followed by 70% use State Highway 9

The proposed development will have five access points along Jenkins Avenue as the Oklahoma Department of Transportation did not approve any direct connection from the site to State Highway 9. The location of the access points, Driveway #1, #2, #3, #4, and #5, do not meet the minimum driveway spacing requirement in the city's Engineering Design Criteria and will require variance requests. To address the capacity issues along State Highway 9, ODOT is designing improvements to State Highway 9 in the area to widen from four lanes to six lanes incorporating significant access changes. The developer has agreed to widen Jenkins Avenue south of State Highway 9 to provide a dedicated northbound left turn lane at State Highway 9 and carry the widening south to the second site driveway which will provide a southbound left turn lane at the two north driveways. With these improvements in place, demand will exceed capacity in this area.