

North Norman Village Mixed Use Development

The proposed development, which includes 177 single-family residential lots, 1,250 multifamily apartment units, 268,100 square feet of office space, 268,100 square feet of commercial retail space, and a convenience store/gas station, is expected to generate approximately 21,809 trips per day, 1,323 AM peak hour trips, and 2,124 PM peak hour trips before any internal capture or pass-by trips are deducted. Following these deductions, the net trips during the AM peak hour will be 1,278 and 1,941 during the PM peak hour. 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 36th Avenue NW and on Indian Hills Road. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are anticipated due to the development depending on whether or not the 2012 Bond Project to improve 36th Avenue NW is complete or not as well as what may or may not happen with the construction of the East-West Connector Turnpike. The percentage of capacity used as shown in the table below is highly dependent upon the outcome of these two projects.

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)
Indian Hills Road	2	14,983*	6,543	21,526	17,100	87.62	125.88
36 th Avenue NW	2	21,861*	21,809	43,670	17,100	127.84	255.38

* Estimated

The proposed development will have eight access points with five located along 36th Avenue NW, two along Indian Hills Road, and one along N. Interstate Drive. All development access points will provide full-access. A Request for Variance may be required for two of the connections to 36th Avenue NW for less than standard driveway spacing and for one of the connections to 36th Avenue NW and one of the connections to Indian Hills Road for less than standard corner clearance. Demand exceeds capacity in this area. As such, additional off-site improvements are recommended in addition to the completion of the 2012 Bond Project improvements to 36th Avenue NW. These include:

- Changes to the future phasing of the traffic signal at the 36th Avenue NW intersection with Indian Hills Road
- Construction of an eastbound right-turn lane on Franklin Road at N. Interstate Drive
- Construction of Drives #2, #3, and #4 to provide separate left- and right-turn lanes onto 36th Avenue NW
- Construction of Drive #6 to provide only right-in/right-out access from Indian Hills Road
- Installation of a traffic signal on Indian Hills Road at Drive #7 along with construction of westbound and northbound left-turn lanes

In addition, traffic impact fees will need to be collected in accordance with what was previously established in an earlier traffic study at \$194.66 per PM peak hour trip in the J&J traffic impact study. These impact fees were to cover a portion of the costs associated with improvements at the intersections of 36th Avenue NW and Indian Hills Road, 36th Avenue NW and Franklin Road, 48th

Avenue NW and Indian Hills Road, and 48th Avenue NW and Franklin Road. The TIA for this development identified 491 PM peak hour trips through the 36th Avenue NW and Indian Hills Road intersection, 612 PM peak hour trips through the 36th Avenue NW and Franklin Road intersection, 98 PM peak hour trips through the 48th Avenue NW and Indian Hills Road intersection, and 106 PM peak hour trips through the 48th Avenue NW and Franklin Road intersection. These proposed trips correlate to \$98,578.06 in traffic impact fees for 36th Avenue NW and Indian Hills Road, \$119,131.92 in traffic impact fees for 36th Avenue NW and Franklin Road, \$19,076.68 in traffic impact fees for 48th Avenue NW and Indian Hills Road, and \$20,633.96 in traffic impact fees for 48th Avenue NW and Franklin Road. In total, \$257,420.62 in traffic impact fees for these four intersections along Indian Hills Road and Franklin Road will need to be collected with the filing of the Final Plat.