

NRHS PORTER CAMPUS (PRELIMINARY PLAT)

The proposed redevelopment of the existing Norman Regional Health Systems (NRHS) which includes medical care facilities, educational facilities, and other commercial land uses are expected to generate approximately 5,014 trips per day, 518 AM peak hour trips, and 502 PM peak hour trips. Traffic capacities on Porter Avenue, Robinson Street, and Findlay Avenue exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. However, there was considerable delay expected at the signalized intersection of Robinson Street and Porter Avenue which results in an unacceptable level of service for the intersection. Traffic impact fees to bring the intersection back to an acceptable level of service have been calculated.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Porter Avenue	4	16,310	1905	18,215	34,200	47.69	53.26
Robinson Street	4	24,159	2306	26,465	34,200	70.64	77.38
Findlay Avenue	2	2,605	602	3,207	13,680	19.04	23.44

Being above the threshold for when a traffic impact study is required, Traffic Engineering Consultants, Inc., submitted a traffic impact study in November 2021. The development will feature ten total access points. Four of these are located along Porter Avenue, five will be along Findlay Avenue and one will be along Robinson Street. All connections to public roadways will afford full access.

While no negative traffic impacts are anticipated, due to the increase in delay anticipated at the signalized intersection of Robinson Street and Porter Avenue, a modification to the eastbound Robinson Street approach to Porter Avenue, along with signal timing adjustments, is recommended with staff concurrence. The modification includes adding a right turn lane for the eastbound approach to turn south onto Porter Avenue. The estimated cost of construction for this exclusive right turn lane to be \$250,000.

Traffic impact fees were calculated based on the amount of trips for the redevelopment and the cost estimate mentioned previously. The traffic impact fee amount was calculated to be \$64.50 per trip for a total of \$21,420. Traffic impact fees broken down separately for the NRHS portion of the development will be \$19,030 and the City of Norman Senior Wellness Center will be \$2,390. The traffic impact fees should be collected with the filing of the Final Plat.