



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: December 2, 2021

STAFF REVIEW BY: Jami L. Short, P.E.
City Traffic Engineer

PROJECT NAME: NRHS Porter Campus PP **PROJECT TYPE:** Mixed Use PUD
Owner: Norman Regional Health Systems
Developer's Engineer: SMC
Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial development surrounds the development area with some low density residential further east and west and a medium density housing in the form of a senior living community among commercial development to the north.

ALLOWABLE ACCESS:

The site proposes ten total access points. Four access points are located along Porter Avenue, five will be along Findlay Avenue and one will be along Robinson Street. Locations of all access points meet the applicable requirements in the City's Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)

Porter Avenue: 4 lanes (existing and future). Speed Limit - 30 mph. No sight distance problems. A striped median exists.

Robinson Street: 4 lanes (existing and future). Speed Limit - 35 mph. No sight distance problems. A two way left turn lane (TWLTL) exists.

Findlay Avenue: 2 lanes (existing and future). Speed Limit - 25 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

Proposed number of access points for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	5,014	2,507	2,507
A.M. Peak Hour	518	417	101
P.M. Peak Hour	502	108	394

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☒ NO ☐

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 access points 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, however based on the traffic impact analysis there was an increase in delay at the signalized intersection of Robinson Street and Porter Avenue. This would cause the intersection to operate at an unacceptable level of service, therefore 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. Traffic impact fees were calculated based on the cost estimate to construct the right turn lane and the number of trips the redevelopment will generate. The traffic impact fee 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. Traffic impact fees are due upon the filing of the Final Plat.

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed redevelopment of the existing 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, with improvements identified above, exceed the demand for existing and proposed trips as a result of this development.