



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: Revised July 28, 2016

STAFF REVIEW BY: David R. Riesland, P.E.
City Traffic Engineer

PROJECT NAME: Jolley Addition

PROJECT TYPE: Commercial

Owner: Mike Jolley Investments, LLC
 Developer's Engineer: SMC
 Developer's Traffic Engineer: TEC

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial uses exist to the north and east, institutional uses exist to the west, high-density residential exists to the east and north, and low-density residential development exists to the west and south of the proposed site. Tecumseh Road is the main east/west roadway, and 36th Avenue NW is the main north/south roadway. Cascades Boulevard also provides limited east-west access.

ALLOWABLE ACCESS:

A variance will be required for the driveway onto 36th Avenue NW. Staff will support this variance to Section 4018 of the City's Engineering Design Criteria. The proposed access to Cascades Boulevard will meet the requirements of Section 4018 of the City's Engineering Design Criteria.

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

Tecumseh Road: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. No medians.

36th Avenue NW: 4 lanes (existing and future). Speed Limit—40 mph. No sight distance problems. No medians.

Cascades Boulevard: 2 lanes (existing and future). Speed Limit—25 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE: YES NO

Proposed number of access points complies with Section 4018 of the City's Engineering Design Criteria.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	2,398	1,199	1,199
A.M. Peak Hour	164	84	80
P.M. Peak Hour	183	90	93

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

Because of the development's size and traffic generation potential, the applicant was required to conduct a comprehensive traffic impact analysis. The study was completed by Traffic Engineering Consultants, Inc., and was submitted in June, 2016.

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS

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

A traffic signal is recommended for installation at the intersection of 36th Avenue NW and Cascades Boulevard. Based upon the number of trips that this development will add to this intersection, 3.8 percent, and a projected construction cost for the new traffic signal of \$250,000.00, this development should contribute \$9,500.00 in traffic impact fees toward this new traffic signal.

Another development in close proximity to the Jolley Addition is the Carroll Addition which is located at the northeast corner of the Tecumseh Road intersection with 36th Avenue NW. The traffic impact study for the Carroll Addition identified the need for a second westbound to southbound left-turn lane on Tecumseh Road at the 36th Avenue NW intersection. The Jolley Addition is expected to contribute 2.6 percent of the traffic in this additional turn lane. An estimate prepared by the applicant suggests that the construction costs for this additional turn lane will be \$393,000.00. Based upon its fair share, the Jolley Addition should contribute \$10,218.00 in traffic impact fees toward this turn lane and the associated traffic signal modifications.