



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: April 28, 2015

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

PROJECT NAME: Brookhaven Office Park

PROJECT TYPE: Office

Owner: Aria
Developer's Engineer: SMC
Developer's Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

Low-density residential developments surround the project location with the exception of some commercial located at the Rock Creek Road intersection with 36th Avenue NW.

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City's Engineering Design Criteria.

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

Rock Creek Road: 4 lanes (existing) / 4 lanes (future). Speed Limit - 40 mph. No sight distance problems. No medians.

36th Avenue NW: 5 lanes (existing) / 5 lanes (future). Speed Limit - 45 mph. No sight distance problems. No medians.

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	1,272	636	636
A.M. Peak Hour	185	163	22
P.M. Peak Hour	186	32	154

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

When this development last went through the platting process in 2008, a traffic analysis was prepared and it was determined that a traffic impact fee of \$11,707.50 would be appropriate for the design and construction of a new traffic signal at the intersection of 36th Avenue NW and Rock Creek Road. That traffic signal installation was completed in February 2011. As such, no other traffic analyses were required and no other traffic impact fees are applicable.

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 96,000-square feet gross floor area of office space in this addition are expected to generate approximately 1,272 trips per day. Traffic capacities on 36th Avenue NW and Rock Creek Road exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.