



HUBBELL, ROTH & CLARK, INC.
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February 19, 2018

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Attn: Keith Depp, Project Engineer

Re: Gateway of Rochester Hills Site Plan Review, City File #95-044.2 HRC Job No. 20180013
Traffic Impact Study Review – Version 3

Dear Mr. Depp:

At your request, Hubbell, Roth & Clark, Inc. (HRC) has reviewed the revised Traffic Impact Study dated 1/25/18 and prepared by Traffic Engineering Consultants, Inc. for Gateway of Rochester Hills located on the northwest corner of Rochester Road and South Blvd. The 9.42 acre site will be a Mixed Use Development with a hotel, office, retail and restaurant. The previous two versions of the Traffic Impact Study, dated 12/18/17 and 1/25/18, were reviewed by HRC and we recommended that it be revised and resubmitted.

Per the previous comment, a crash analysis is included in the revised study. The crash analysis shows that there were six angle crashes at the existing driveway on Rochester Road involving vehicles making left turns from the driveway. According to the TIS, both site driveways to Rochester Road will experience unacceptable levels of service. The revised TIS does not propose recommendations to improve the level of service, reduce delay or address safety concerns. In addition, the queue reports show 50th and 95th percentile queue lengths for southbound Rochester Road extending past the existing driveway on Rochester Road.

Because of the above reasons, HRC recommends reconfiguring the existing driveway on Rochester Road to right-in and right-out only. The existing safety concerns and additional traffic that will be using this driveway trigger the need to make improvements. The proposed driveway on Rochester Road should be designed to accommodate a dedicated right turn lane and dedicated left turn lane for exiting traffic and should meet RCOC standards.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,
HUBBELL, ROTH & CLARK, INC.

Lia Michaels, P.E., PTOE
Project Engineer

LFM/bjl

pc: HRC; B. Shepler, File

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