

Premier Academy

Private Pre-School
Development



krieger klatt
ARCHITECTS
architecture interiors consulting

Premier Academy has been open since February of 2009. We are a locally owned private preschool and childcare center. We offer both traditional Preschool and a Montessori program.

Our students can start as early as their infant years and complete their early childhood education after finishing Kindergarten at Premier.

Degreed and certified teachers lead each of our classrooms.

Premier Academy is looking to expand and open a 2nd location in Rochester Hills to be able to provide additional families in the area with a private preschool experience.



Premier Academy

Company Overview

Infants and Toddlers

Our students can start as early as their infant and toddler years. Our loving and nurturing classrooms are specifically designed to provide a stimulating environment for children to explore and learn.



Our teachers are specially trained to evaluate and adjust lesson plans based on each child's stage of development.



Premier Academy
Company Overview

krieger klatt
ARCHITECTS
architecture interiors consulting



A Beka Book Curriculum

Preschool children focus on fully learning each letter and letter sound, counting and number concepts, calendar skills, group work, and writing and recognizing names.

As students grow through our programs, they will learn to read, write, and have knowledge of number values through addition and subtraction.

Our students complete our program well rounded and ready to start their elementary education.

Montessori Method

Premier Academy has brought the Montessori Method into our classrooms to create an atmosphere conducive to learning while following the "true nature" of the child.

Students ages 3 through 6 years develop learning skills through individual work and presentations in our combined classrooms.

Our students learn and grow at a rate that themselves and their teachers are comfortable with.



Premier Academy

Company Overview

krieger klatt
ARCHITECTS
architecture interiors consulting



Rochester Adams High School

W. Tienken Rd.

Adams Rd.

PROJECT LOCATION



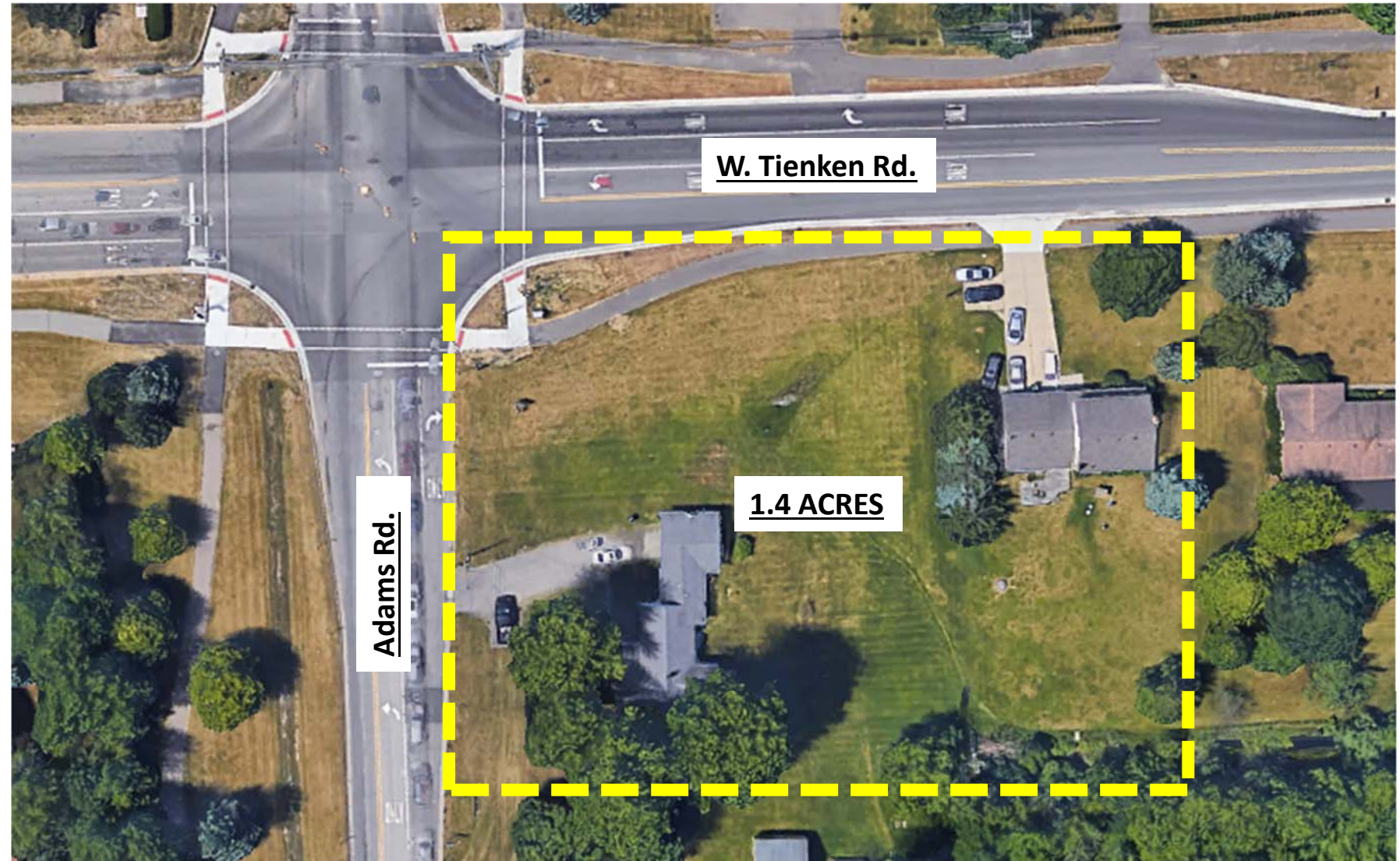
Premier Academy

Existing Site Conditions

krieger klatt
ARCHITECTS
architecture interiors consulting

PROJECT FACTS

- Southeast corner of Adams / Tienken
- Site is 1.4 Acres
- Property is zoned R-1
- Child Care Use is allowable as a conditional land use
- Adjacent lots on east and south are zoned R-1: One-family residential



Premier Academy
Basic Facts

krieger klatt
ARCHITECTS
architecture interiors consulting



Premier Academy

Existing House on Site from Adams

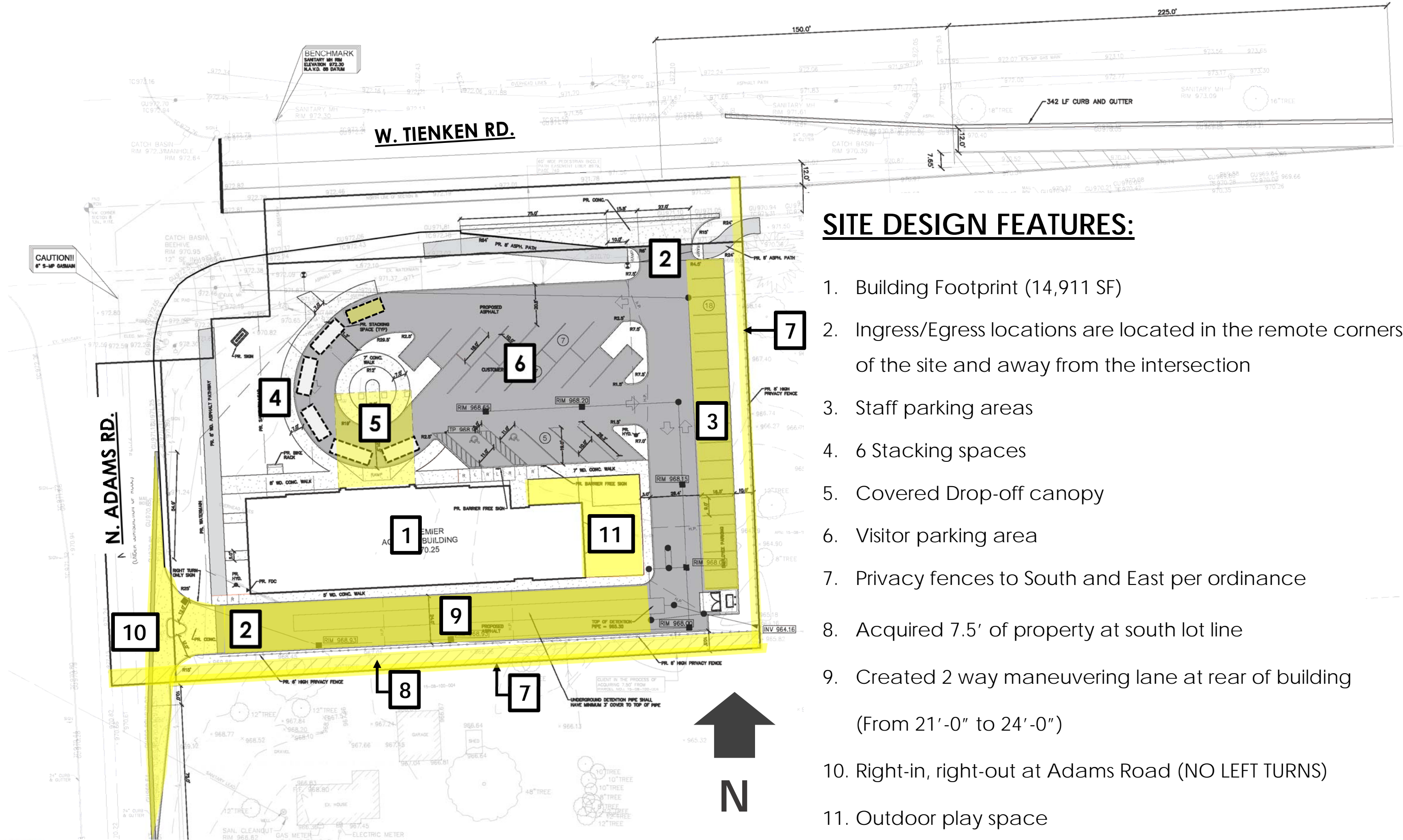
krieger klatt
ARCHITECTS
architecture interiors consulting

FOLLOW-UP ON PLANNING COMMISSION COMMENTS/REQUESTS:

- MET WITH R.C.O.C. AND ROCHESTER HILLS STAFF REGARDING ROAD IMPROVEMENTS (9.7.17)
- ACQUIRED 7.5 FEET OF PROPERTY AT THE SOUTH (REAR) PROPERTY LINE TO MAKE ADAMS ROAD DRIVEWAY A RIGHT IN – RIGHT OUT ENTRANCE / EXIT (9.21.17)
- MODIFIED THE SITE PLAN TO INCLUDE THE CHANGES SUGGESTED BY CITY & R.C.O.C. (10.4.17)
- MET WITH R.C.O.C. REGARDING ROAD IMPROVEMENTS (11.21.17)
- TRAFFIC COUNT WAS CONDUCTED AT INTERSECTION OF ADAMS & TIENKEN ROADS AT PEAK PERIODS (11.29.17)
- ANALYZED THE PARKING COUNTS AT PREMIER ACADEMY – OAKLAND TWP. LOCATION (11.30.17)
- INVITED 3000 SURROUNDING NEIGHBORS BY MAIL TO A NEIGHBORHOOD OPEN HOUSE (12.5.17)
- TRAFFIC ENGINEER COMPLETED TRAFFIC IMPACT STUDY (12.11.17)
- HELD A NEIGHBORHOOD OPEN HOUSE WITH LOCAL RESIDENTS AT OAKLAND TWP. PREMIER ACADEMY (12.11.17)



Premier Academy *Timeline*



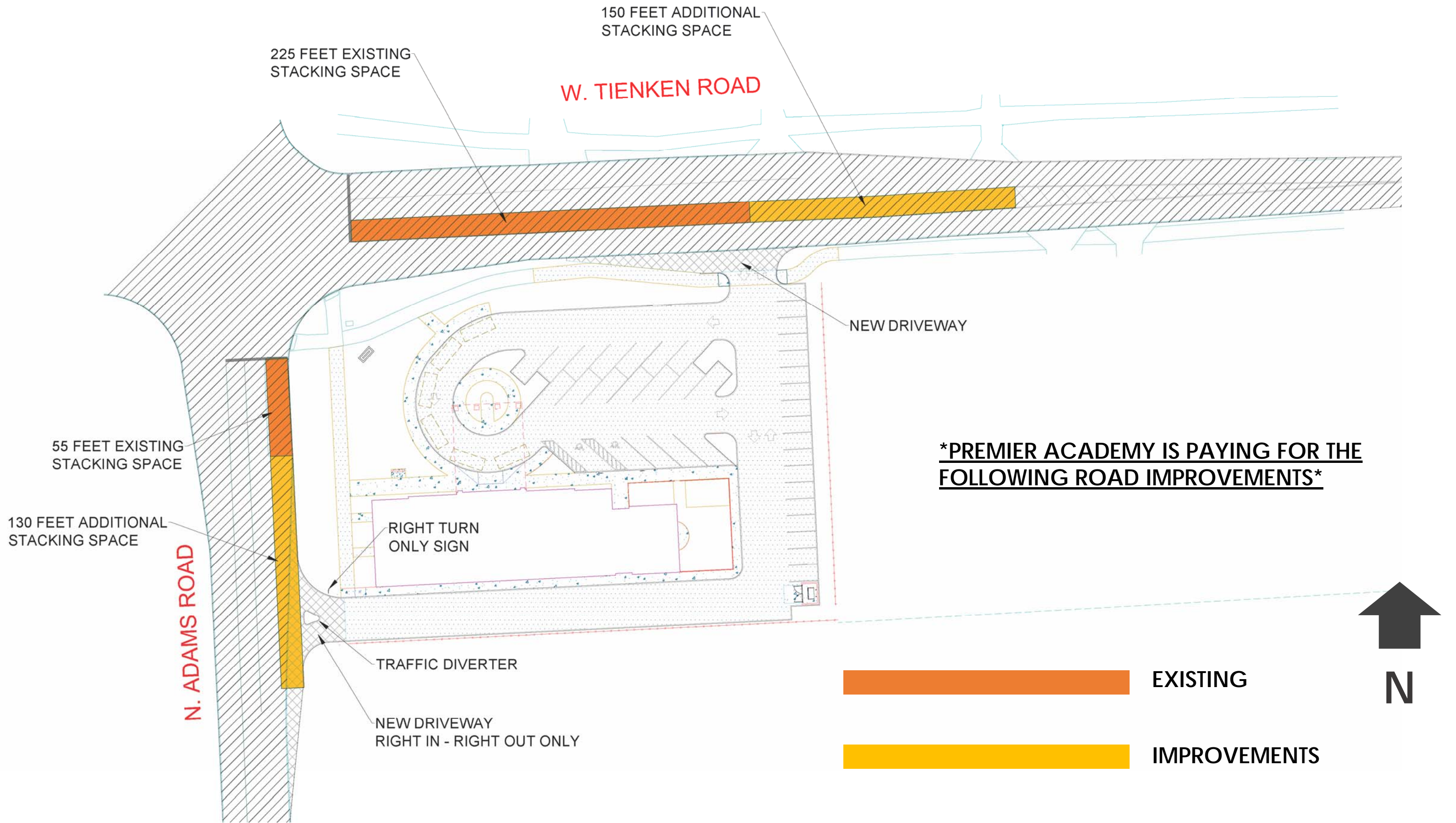
SITE DESIGN FEATURES:

1. Building Footprint (14,911 SF)
2. Ingress/Egress locations are located in the remote corners of the site and away from the intersection
3. Staff parking areas
4. 6 Stacking spaces
5. Covered Drop-off canopy
6. Visitor parking area
7. Privacy fences to South and East per ordinance
8. Acquired 7.5' of property at south lot line
9. Created 2 way maneuvering lane at rear of building (From 21'-0" to 24'-0")
10. Right-in, right-out at Adams Road (NO LEFT TURNS)
11. Outdoor play space



Premier Academy
Site Design Features





Premier Academy

Road Improvements





December 4, 2017

City of Rochester Hills
Attn: Keith Depp
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Gregory C. Jamian
Commissioner

Eric S. Wilson
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Plotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

RE: R.C.O.C. PRELIMINARY REVIEW 17P0020
LOCATION: TIENKEN ROAD, ROCHESTER HILLS
PROJECT NAME: PREMIER ACADEMY

Dear Mr. Depp:

The Road Commission for Oakland County (RCOC) has reviewed the proposed site plan for this proposed development. We find that the extension of the Center Lane for Left Turns (CLLT) of Tienken Road for 150' of storage, and the prohibition of ingress and egress left turns for the proposed Adams Road drive approach, are satisfactory measures, to provide safe and reasonable access for the traffic entering and leaving the development.

If you have any further questions on this matter, feel free to contact the Permits Division at (248) 858-4835.

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI
48328

248-958-4835

FAX
248-858-4773

TDD
248-858-8005

www.rcocweb.org

Respectfully,

Scott Sinfkowski, P.E.
Permit Engineer
Department of Customer Services

SS/ss

The Road Commission for Oakland County (RCOC) has reviewed the proposed site plan for this proposed development. We find that the extension of the Center Lane for Left Turns (CLLT) of Tienken Road for 150' of storage, and the prohibition of ingress and egress left turns for the proposed Adams Road drive approach, are satisfactory measures, to provide safe and reasonable access for the traffic entering and leaving the development.

If you have any further questions on this matter, feel free to contact the Permits Division at (248) 858-4835.



Premier Academy
RCOC

krieger klatt
ARCHITECTS
architecture interiors consulting

DROP OFF COURT
FLOWERING PERENNIALS &
ORNAMENTAL GRASSES

W. TIENKEN ROAD

FRONTAGE TREES PER ORDINANCE

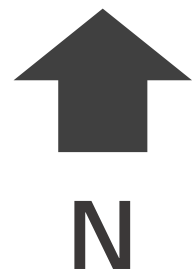
CANOPY TREES
FOR BUFFERING

PARKING LOT TREES
PER ORDINANCE

N. ADAMS ROAD

PROPOSED
PREMIER
ACADEMY

UPRIGHT EVERGREEN
PLANTINGS FOR BUFFERING



Premier Academy

Site Landscaping

SITE PLAN CONCERNS RAISED BY AUDIENCE/ADDRESSED BY PC IN APPROVED SITE PLAN

- *Waiver of 1 ½ parking spaces*

Response: 38.5 Spaces are required. Planning Commission has ability to provide a waiver. Based on the Oakland Township location, 37 spaces is more than adequate.

- *Front yard on Adams*

Response: Issues raised by neighbors suggesting Tienken is the Front yard. Adams was the front yard for the previous building on the site and City Staff approved the Adams front yard.

- *Actual road R.O.W. to create setbacks*

Response: Issue raised to use proposed road R.O.W. City Staff recommend and Planning Commission approved that the actual R.O.W. is correct.

- *Reduction in length of employee parking spaces along east side*

Response: Instead of 18'-0" - 16'-6". Ordinance allows the length of the space to be reduced by 2' when abutting landscaping.

- *Code compliant drainage and detention facilities*

Response: Civil engineer explained to Planning Commission how site drains. On-site detention facility with no runoff to neighbors.

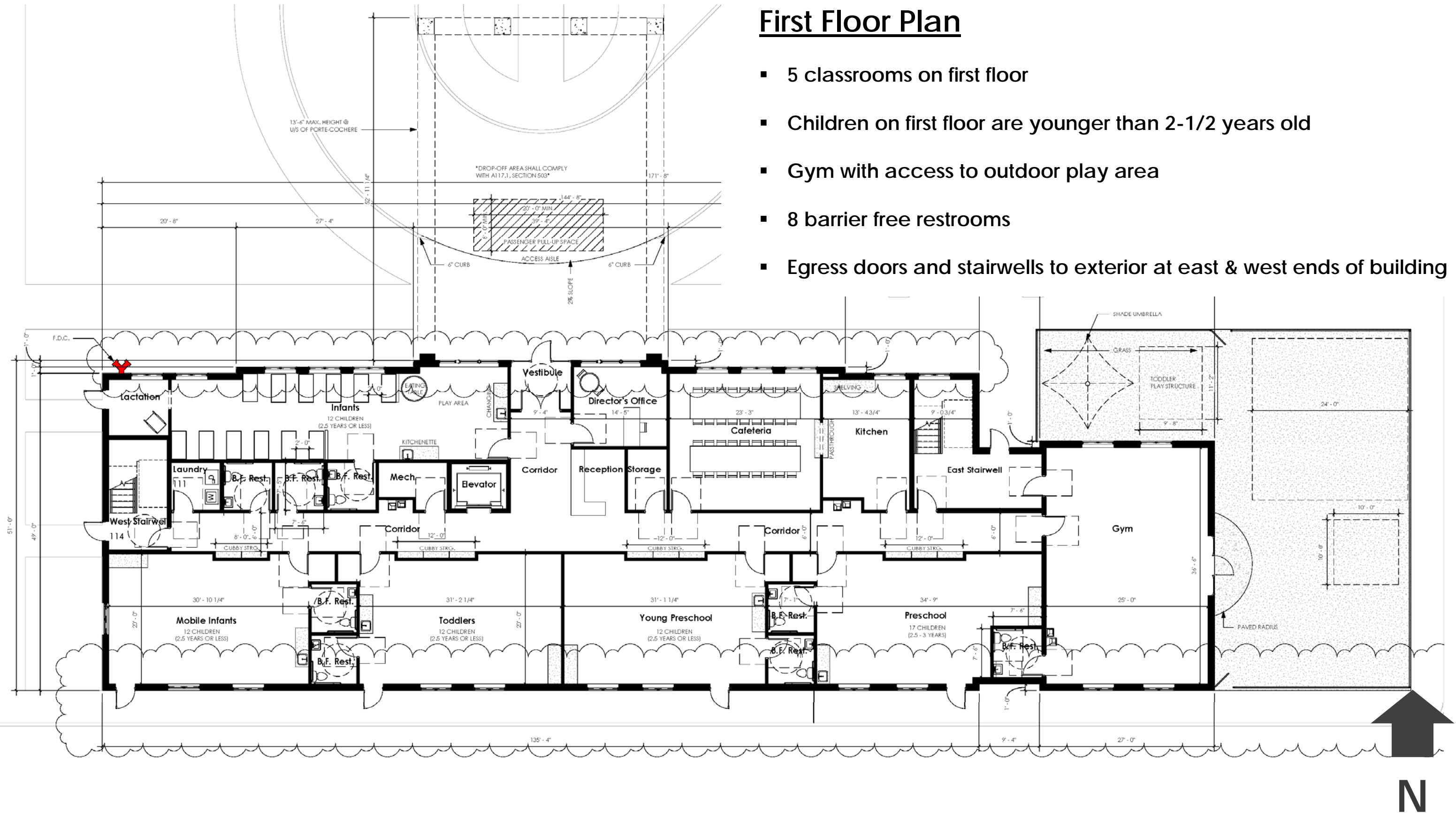


Premier Academy
Issues Raised

krieger klatt
ARCHITECTS
architecture interiors consulting

First Floor Plan

- 5 classrooms on first floor
- Children on first floor are younger than 2-1/2 years old
- Gym with access to outdoor play area
- 8 barrier free restrooms
- Egress doors and stairwells to exterior at east & west ends of building



N

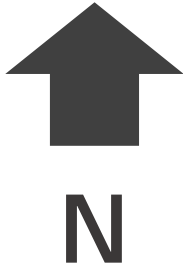
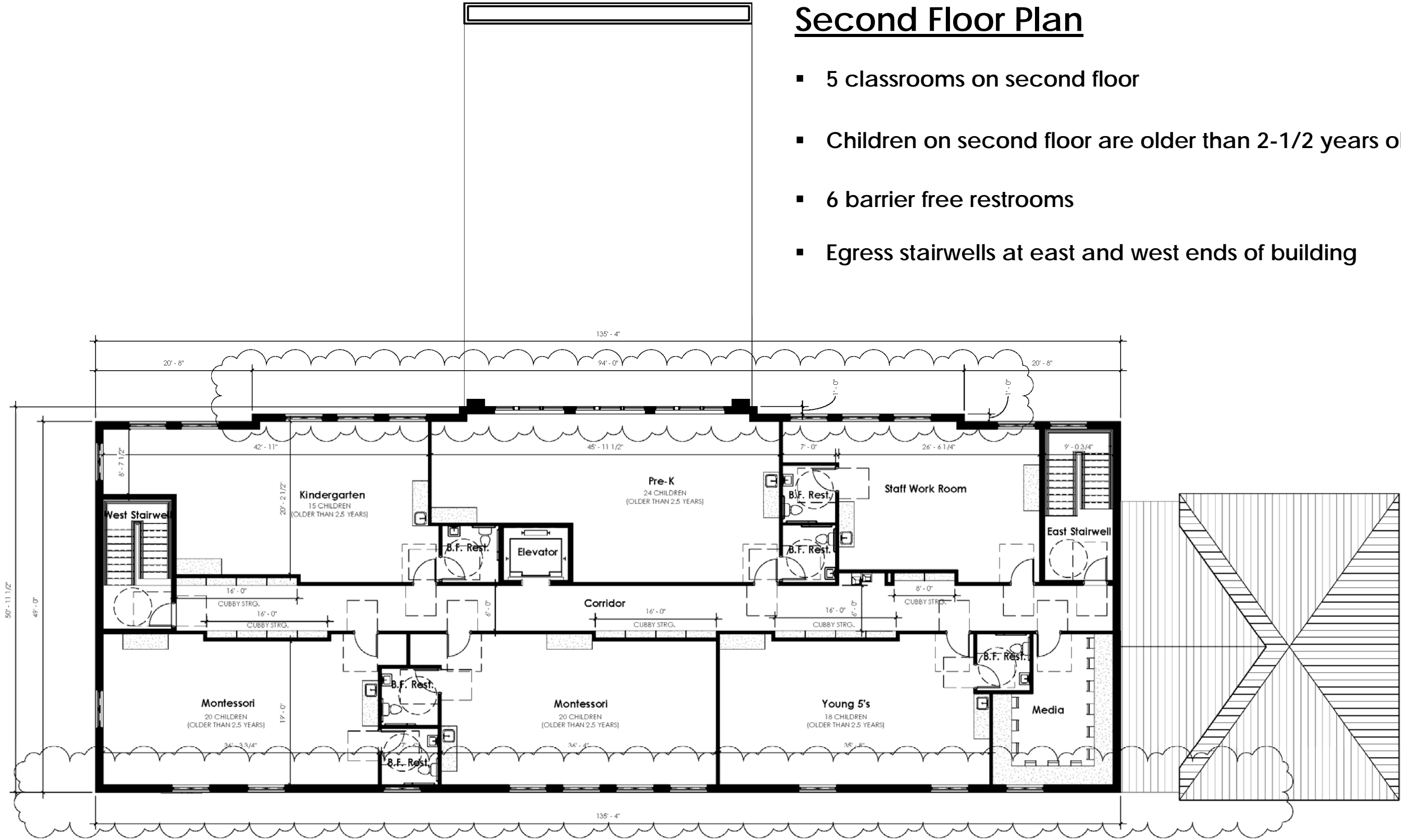


Premier Academy
First Floor Plan

krieger klatt
 ARCHITECTS
 architecture interiors consulting

Second Floor Plan

- 5 classrooms on second floor
- Children on second floor are older than 2-1/2 years old
- 6 barrier free restrooms
- Egress stairwells at east and west ends of building



Premier Academy
Second Floor Plan

krieger klatt
 ARCHITECTS
 architecture interiors consulting

CHILD LOCATION PER AGE WITHIN BUILDING:

2015 Michigan Building Code

- Children 2.5 years or under to be located on first floor with direct access to exit from the classroom.
- Children 2.5 years or older may be located on the second floor.
- This was verified with the City of Rochester Hills Building Inspector Craig McEwen in his report.

State Licensing Rules for Child Care Centers

- Children 2.5 years or under (Infants & Toddlers) to be located on first floor with direct access to exit from the classroom.

PLAYGROUND AREA:

State Requirements:

- 1,200 Square feet minimum
- 75 Square feet per child
- $2,164 \text{ Square feet playground provided} / 75 = 28 \text{ students maximum on the playground at any time}$

City Requirements

- 2,164 Square feet provided
- 100 Square feet per child
- $2,164 \text{ square feet playground provided} / 100 = 21 \text{ students maximum on the playground at any time}$

NOTE: Premier Academy has a 1,014 square foot Gymnasium for children during inclement weather and winter



Premier Academy
Michigan Building Code & LARA

krieger klatt
ARCHITECTS
architecture interiors consulting

EXTERIOR MATERIALS

Traditional building style with timeless materials:

- Modular Brick (with soldier course details)
- Cast stone
- Residential style windows with muntin's
- Banding across façade to breakup massing
- Hip roof at front entrance and above gym to reflect single family aesthetic
- Canopy with brackets above front windows
- Cupola atop front hipped roof



Premier Academy
Material Study

krieger klatt
ARCHITECTS
architecture interiors consulting



Premier Academy

View from Adams

krieger klatt
ARCHITECTS
architecture interiors consulting

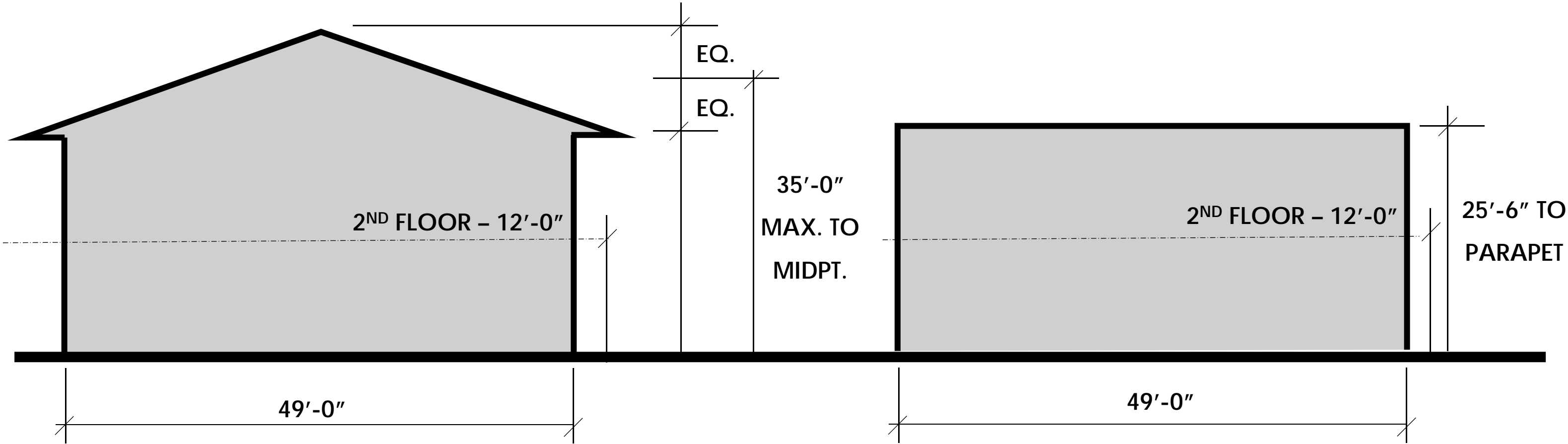


Premier Academy

View from Tienken

krieger klatt
ARCHITECTS
architecture interiors consulting

ROOF HEIGHT COMPARISONS:



TYPICAL RESIDENTIAL STYLE PITCHED ROOF
ON PREMIER ACADEMY BUILDING

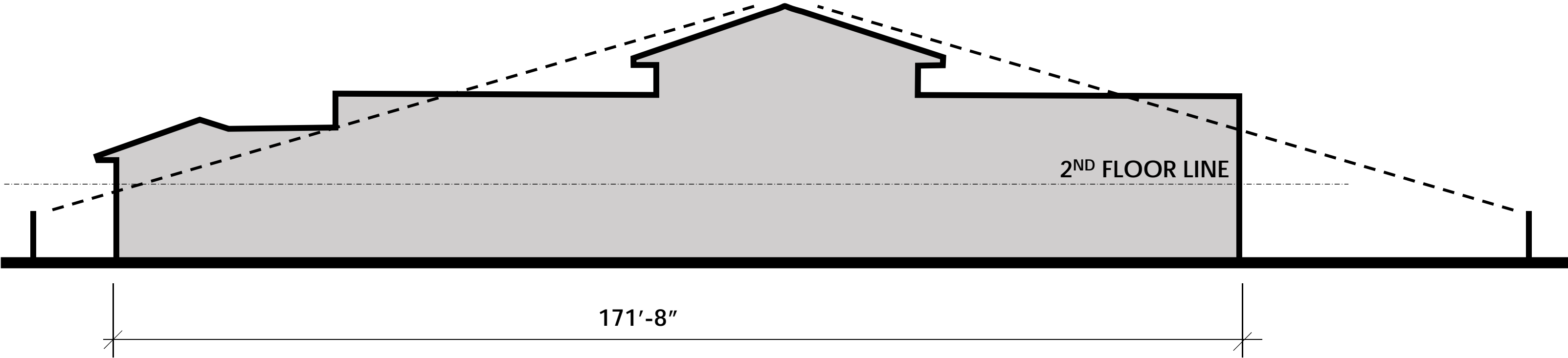
PREMIER ACADEMY ROOF PROFILE



Premier Academy
Roof Comparison Study

krieger klatt
ARCHITECTS
architecture interiors consulting

ROOF HEIGHT MASSING STUDY:



Premier Academy
Roof Study

krieger klatt
ARCHITECTS
architecture interiors consulting

PREMIER ACADEMY FACTS:

- 21 teachers & 1 administrator will be the maximum number of staff members on site at any given time
- A typical day starts out with about 3-4 teachers at 6:30 AM upon opening the school
- Before-care runs from 6:30 AM - 9:00 AM
- Our program runs between 9:00 AM & 3:00 PM
- After-care runs from 3:00PM – 6:30 PM
- A portion of students get picked up between 11:30 AM & 1:00 PM
- Minimal student pick up between 1:00PM & 3:00PM due to our students nap time
- Student pick up generally begins around 3:00 PM & is spaced out until after-care ends.
- This operation staggers the flow of traffic throughout the day.
- 80% of our current students live within a 3 mile radius



Premier Academy
Operation Facts

krieger klatt
ARCHITECTS
architecture interiors consulting



**Premier Academy – Oakland Twp.
(E. Snell Rd. & Rochester Rd.)**

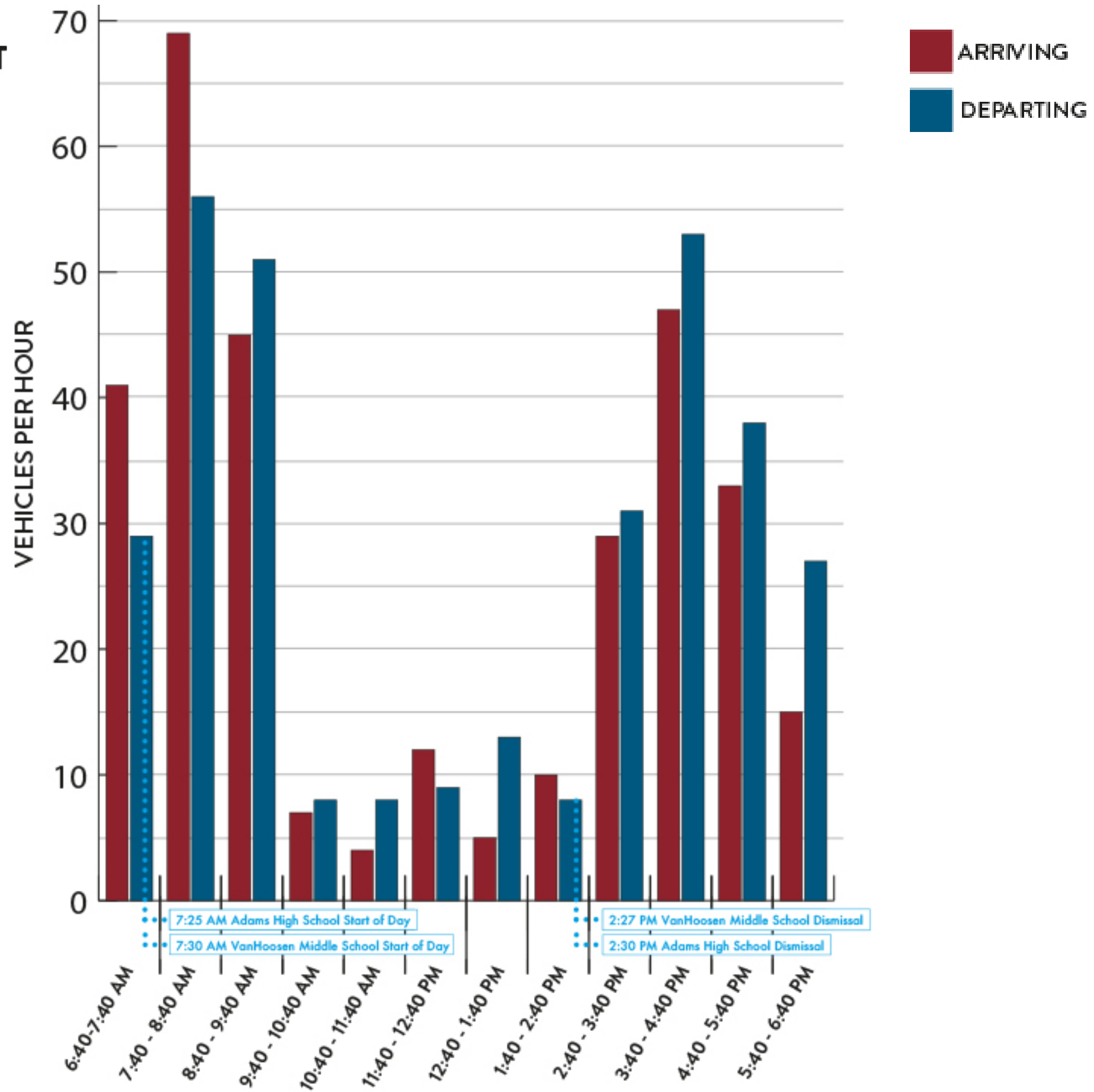
Families per mile





12-HOUR TRAFFIC CHART

Traffic Volumes Collected at Premier Academy, Snell Rd.



Premier Academy

Data Collected November 30 & December 5th



SURROUNDING SCHOOL TRAFFIC CONCERNS

- Premier "Bell Times" are not conflicting with the high traffic times of Rochester Adams High School or Van Hoosen Middle School.
- **Adams High school first bell is at 7:25, classes begin at 7:30. Students are dismissed at 2:30 pm.**
- **Van Hoosen school begins at 7:30, students are dismissed at 2:27 pm.**
- Our school opens at 6:30 am. However, parking lot activity is quite slow and begins to pick up around 7:45-8:45 am based on our most recent traffic count (after Adams and Van Hoosen large traffic commotion has died down).
- **A portion of students are picked up around lunch time, and pickup is virtually non-existent between 1 and 3 pm. (During Adams High and Van Hoosen dismissal time) A large portion of our school has nap time within this window.**
- At 3:00 pm our curriculum officially ends and pickup begins at a steady pace between 3 and 6:30 pm. (Premier pickup won't begin until after the commotion of nearby schools has dwindled.
- Premier parents utilize the circle drop off area and stacking spaces for pick up and drop offs. With staggered drop offs and pick ups, we would never have a line backing up in the parking lot or on any main roads.
- **We are confident that the way Premier Academy operates, it will stagger traffic quite well with Adams and Van Hoosen, as we also don't want to see any additional headache or traffic problems for our families enrolled, or others within our community.**



Premier Academy
Traffic Concerns

krieger klatt
ARCHITECTS
architecture interiors consulting

ACTUAL OCCUPANCY (Children and Staff)

Child Count Per Classroom (Younger Than 2-1/2 Years Old)

<u>Room Name</u>	<u>Quantity of Children</u>	<u>Quantity of Teachers</u>
Infant	12 Children	3 Teachers
Mobile Infants	12 Children	3 Teachers
Toddlers	12 Children	3 Teachers
Young Preschool	12 Children	2 Teachers
Preschool	17 Children	2 Teachers
Total	65 Children	13 Teachers

Child Count Per Classroom (Older Than 2-1/2 Years Old)

<u>Room Name</u>	<u>Quantity of Children</u>	<u>Quantity of Teachers</u>
Montessori 1	20 Children	2 Teachers
Montessori 2	20 Children	2 Teachers
Kindergarten	15 Children	1 Teacher
Pre-K	24 Children	2 Teachers
Young 5's	18 Children	1 Teacher
Total	97 Children	8 Teachers

Grand Total **162 Children** **21 Teachers + 1 Admin. = 22 Total**



Premier Academy
Child Count

krieger klatt
ARCHITECTS
architecture interiors consulting

TRAFFIC IMPACT STUDY PERFORMED BY TETRA TECH

1. Turning movement traffic counts were collected at the intersection of Adams and Tienken Roads during the weekday AM (7:00 – 9:00 a.m.) and PM (4:00 – 6:00 p.m.) peak periods on November 29, 2017.
2. A 0.5% annual growth rate was used in forecasting background increases in traffic, which are unrelated to this proposed development.
3. Using the information and methodologies specified in the latest version of Trip Generation (10th Edition) published by the Institute of Transportation Engineers (ITE), the weekday AM and PM peak hour trips associated with the proposed Premier Day Care development are provided below (consistent with counts taken at Oakland Twp Premier Academy).

ITE Trip Generation for Proposed Premier Day Care Development

Land Use	Land Use Code	Size	AM Peak Hour			PM Peak Hour			Week Day
			In	Out	Total	In	Out	Total	
Day Care Center	565	162 students	67	59	126	60	68	128	663
TOTAL TRIPS			67	59	126	60	68	128	663

4. Traffic impacts are measured by an analysis called Level of Service (LOS). The basis of the analysis is comparing stopped delay per vehicle. Level of service ranges from A to F, with LOS A being the best. LOS D is generally considered to be acceptable.



Premier Academy
Traffic Impact Study



krieger klatt
ARCHITECTS
architecture interiors consulting

TRAFFIC IMPACT STUDY PERFORMED BY TETRA TECH

5. Currently, the Tienken/Adams intersection operates at LOS E (77.1 seconds of delay) during the AM peak hour and LOS E (72.7 seconds of delay) during the PM peak hour. This analysis indicated that the intersection is currently operating at unacceptable levels.
6. Optimizing the traffic signal timing would allow all approaches to the intersection to operate at a LOS D during both the AM and PM peak hours. The optimized results are LOS D (51.0 seconds of delay) for the AM peak hour and LOS D (49.5 seconds of delay) for the PM peak hour.
7. **With the addition of the proposed development traffic and the optimized traffic signal timing, the AM peak hour is still LOS D, with 51.7 seconds of delay (0.7 seconds more) and the PM Peak hour is still LOS D, with 53.8 seconds of delay (4.3 seconds more).**
8. **The two site access points will operate at LOS D or better during the peak hours as well.**
9. **The development plan road improvements on Adams and Tienken will allow the intersection to operate better as well as the development access on Tienken.**
10. RCOC has approved the planned access points and road improvements.
11. Road improvements are consistent with those improvements the City's Master Thoroughfare Plan suggests should be made in the short-term and funded by development.
12. Road improvements are being 100% funded by the Project (PC Condition).
13. Signal optimization conversations with RCOC have occurred and are ongoing (PC Condition).



Premier Academy
Traffic Impact Study



krieger klatt
ARCHITECTS
architecture interiors consulting

SEMCOG CRASH RATES AT ROCHESTER HILLS INTERSECTIONS (2012 – 2016)

Local Rank	County Rank	Region Rank	Intersection	2012	2013	2014	2015	2016	Avg. 2012-2016
1	10	21	Rochester Rd S @ Auburn Rd E	49	44	51	44	51	47.8
2	17	36	Rochester Rd @ Tienken Rd E	41	53	44	39	36	42.6
3	20	48	Avon Rd E @ Rochester Rd S	39	51	33	48	35	41.2
4	36	83	Rochester Rd S @ Hamlin Rd E	39	28	38	33	38	35.2
5	63	156	Hamlin Rd W @ Livernois Rd S	41	21	30	23	28	28.6
6	69	164	Avon Rd W @ Livernois Rd S	10	30	37	28	36	28.2
7	73	176	Rochester Rd @ South Blvd E	19	33	20	38	28	27.6
8	93	240	Adams Rd @ Walton Blvd	16	31	24	35	17	24.6
9	101	261	Adams Rd @ Auburn Rd	28	26	21	23	21	23.8
10	105	270	Dequindre Rd @ South Blvd E	18	25	25	21	29	23.6
11	126	324	Rochester Rd S @ Barclay Cir	19	16	32	27	14	21.6
12	150	410	Adams Rd @ Avon Rd W	20	22	15	24	17	19.6
13	150	410	Livernois Rd S @ Walton Blvd	15	24	30	13	16	19.6
14	185	490	Crooks Rd @ Hamlin Rd W	17	9	25	23	17	18.2
15	205	557	Adams Rd @ Walton Blvd	10	20	16	26	13	17.0
16	234	662	Rochester Rd S @ Nawakwa	19	21	11	10	18	15.8
17	234	662	Auburn Rd E @ John R Rd	19	9	20	15	16	15.8
18	240	676	Auburn Rd W @ Livernois Rd S	14	11	14	24	15	15.6
19	244	692	Livernois Rd S @ Walton Blvd	16	10	16	23	12	15.4
20	249	709	Walton Blvd @ Brewster Rd	13	17	12	18	16	15.2
21	270	762	Walton Blvd @ Old Perch Rd	16	20	17	12	8	14.6
22	315	892	Adams Rd N @ Tienken Rd W	10	24	18	12	2	13.2
23	315	892	Dequindre/W M 59 Ramp @ W M 59/Dequindre Ramp	11	14	8	17	16	13.2
24	348	992	Adams Rd @ Hillendale Dr	15	20	10	11	6	12.4
25	362	1022	Dequindre Rd @ Auburn Rd	12	13	17	11	8	12.2

<http://semcog.org/High-Frequency-Crash-Locations>



Premier Academy
Crash Rates

krieger klatt
ARCHITECTS
architecture interiors consulting