

# Raintree Village Homeowners Association

March 7, 2019

Dear Members of the City of Troy Planning Commission,

The Raintree Village Homeowners Association (RVHA), representing the 810 homeowners of the Raintree Village subdivision, requests that the Traffic Impact Study for the John R Commons Development include the impact that a traffic signal installed at Nancy Bostick Dr and John R Rd would have on traffic exiting the subdivision to John R Rd.

Some relevant passages from the Traffic Impact Study revised December 11, 2018 include:

## 1.1 Study Purpose and Objectives

The purpose of this study was to assess the traffic impacts to area roadways and intersections resulting from the proposed John R Commons development.

## 3.1 Capacity Analysis

### iii. 2020 Future Traffic Conditions

- The eastbound left turning movement at the intersection of John R Road and Nancy Bostick Drive / Orpington Drive is projected to operate at LOS F during both the AM and PM peak hours...

Level of Service F for Unsignalized Intersections: Extreme traffic delays, virtually no acceptable gaps in traffic.

## 3.2 Nancy Bostick/John R Road

... a signal placed at this location could be actuated and coordinated with the signals at Big Beaver Road and to the north at Niagara Drive.

## 5. Conclusions and Recommendations

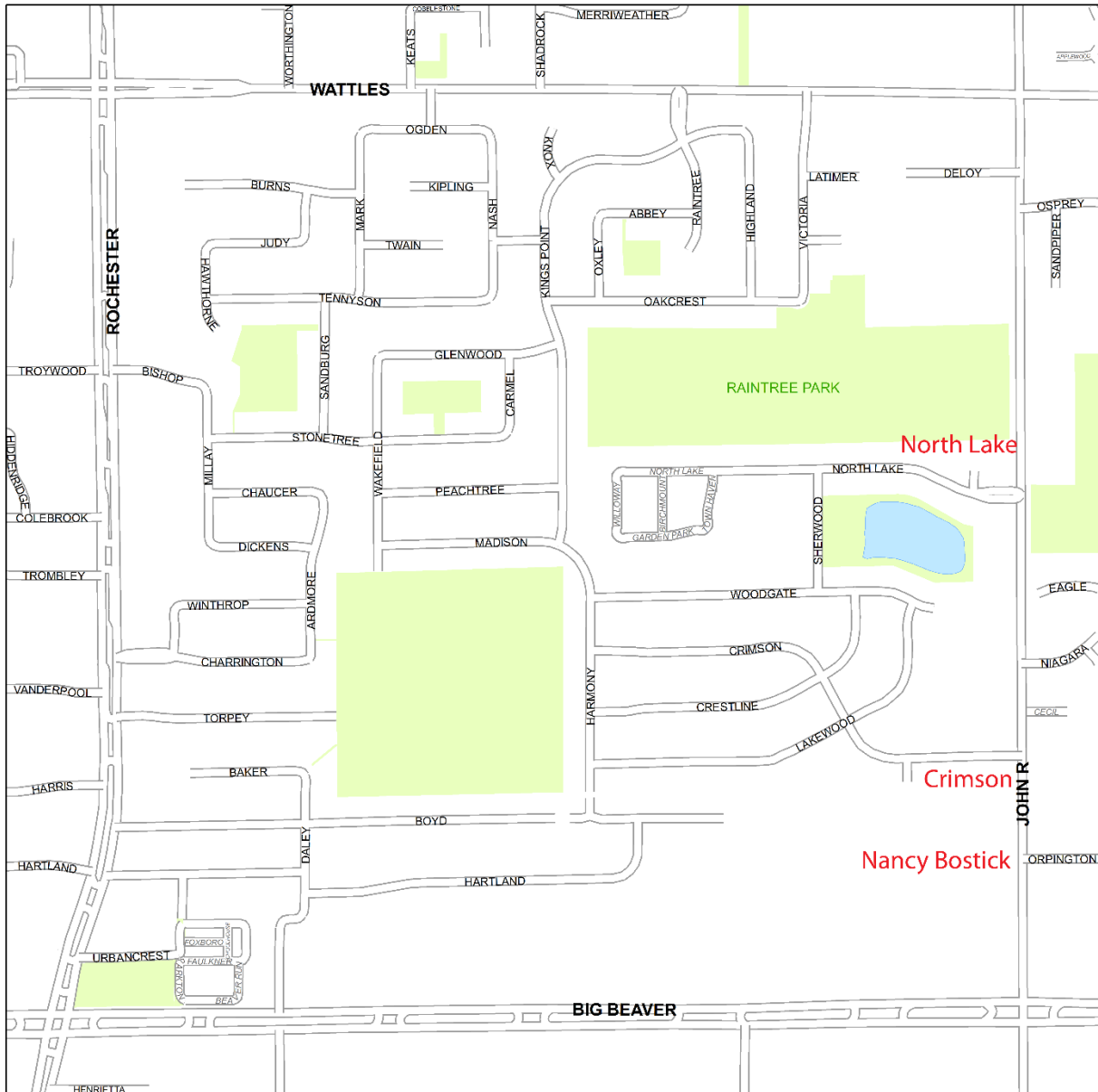
### Conclusions

A cursory signal warrant analysis at the Nancy Bostick/Orpington intersection with John R shows that the MMUTCD 8 hour, 4 hour, and peak hour warrants would likely be met at this intersection based on the existing traffic volumes.

### Recommendations

Given the delays currently being experienced by eastbound left turning motorists under existing conditions, the John R Road and Nancy Bostick Drive/Orpington Drive unsignalized intersection should be monitored for the need of a traffic signal.

Please consider the Raintree Village subdivision and other subdivisions in the square mile northwest of the development:



There are only two exits from the residential areas to John R Rd:

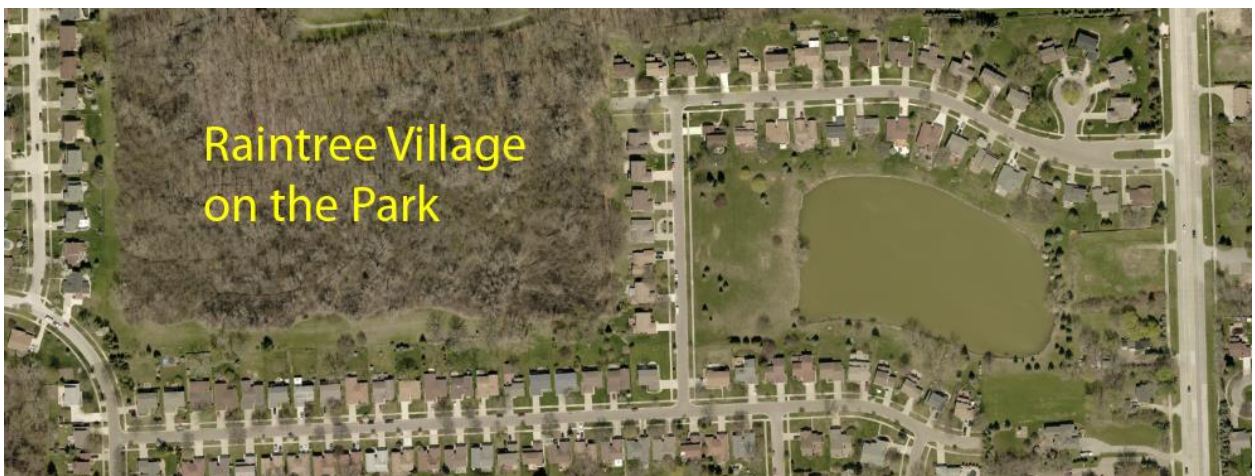
- North Lake Dr
- Crimson Dr, which is very close to Nancy Bostick Dr

North Lake Dr at John R has a median:



This makes it easier to turn left onto John R without backing up traffic on North Lake Dr.

North Lake Dr will have increased traffic from the 59 homes of the new Raintree Village on the Park subdivision currently under construction:

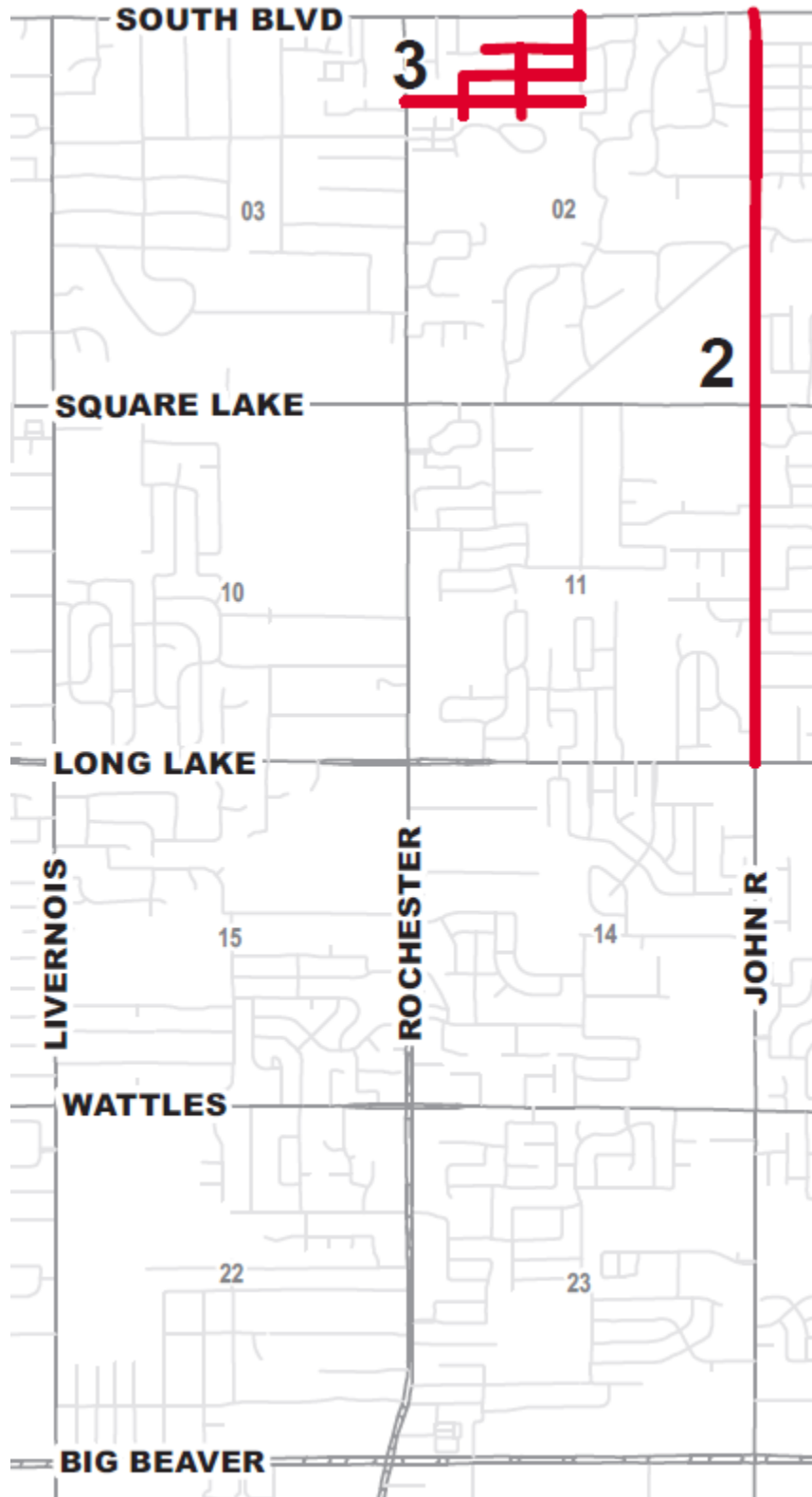


Crimson Dr at North Lake does not have a median:



Turning left from Crimson onto John R is already a challenge at certain times of day.

The widening of John R from Long Lake to South Boulevard may increase the traffic on John R:



Concerns:

- The only intersection on John R included in the Traffic Impact Study was Nancy Bostick Dr.
- A signal installed at Nancy Bostick Dr could cause traffic to back up to Crimson Dr or have other side effects that impact traffic trying to turn left or right onto John R Rd from Crimson Dr.

Observation:

- The response to Comment 8 in the Traffic Impact Study Review Comments of December 11, 2018, in reference to coordinating signals at Niagara Dr, Nancy Bostick Dr and Big Beaver Rd includes the statement “We would be happy to model this scenario in Synchro to determine how a signal would operate if placed at Nancy Bostick.”

Request:

If installing a traffic signal at Nancy Bostick Dr/Orpington Dr and John R is a consideration for this development, the scope of the Traffic Impact Study should include the impact that signal would have on the Raintree Village and adjacent subdivisions and on traffic accessing John R from Crimson Dr.

Presented by Craig Chamberlain, President of the Raintree Village Homeowners Association, with the approval of the RVHA Board of Directors.