

**Date:** July 20, 2018  
**To:** Steve Grimm, Cannon Township Supervisor  
**From:** Kerwin Keen, Grand Rapids TSC  
**Subject:** Orchard View Residential Development

The Grand Rapids Transportation Service Center (GR TSC) and Kent County Road Commission have been in communication with the developers traffic engineer (consultant) in determining parameters to model the referenced development. We understand the full build-out to contain approximately 200 homes (residential equivalent units). The site will be accessed via both Belding Road and Courtland Drive.

To create an access from M-44, Belding Road, the developer proposes to construct a public street aligned with and across from Fox Meadow an existing private street. The highway improvements anticipated by MDOT to enable this connection include a left turn lane serving both the eastbound and westbound directions of M-44.

A preliminary traffic study has been completed by the applicants traffic consultant and the findings, while not final, are generally complete. These findings include what regular travelers already observe: there is traffic congestion and prolonged delay currently within the M-44 and Courtland Drive area. The study also indicates that the addition of the 200 residential equivalent units will not appreciably cause any change to the congestion provided that the mitigation measures are constructed. We expect these measures to include a right turn lane serving northbound Courtland Drive and the Left Turn lane on M-44.

Two items bear noting currently:

- There is no application for a permit to construct work within MDOT right of way so there is no submittal that to review. While we do not expect any substantial modifications from what we understand the Township has seen, we know that developers are sensitive to the community's concerns and some design modifications may occur.
- The Kent County Road Commission is the agency responsible for all other road reviews and approvals outside of M-44. We will work with the Road Commission in the fulfillment of their duties in assuring a safe surface transportation system.