



March 22, 2023

Doug McLean, AICP
Principal Planner
Cranston City Hall
869 Park Avenue
Cranston, RI 02910

Re: Development of Comstock Crossings Cranston, RI
Traffic Impact Analysis Peer Review
Fuss & O'Neill Reference No. 20200078.T50

Dear Mr. McLean:

Pare Corporation has prepared a response to comments issued by Fuss & O'Neill on a traffic study completed for a proposed development along the eastern side of Comstock Parkway, approximately 200 feet south of Plainfield Pike.

Our comments from the initial review have been substantially resolved; we offer the following closing comments:

1. We recommend that a midblock crossing across Comstock Parkway should be installed at the point where the proposed sidewalk on the east side of Comstock Parkway ends, which appears to be approximately 385 feet south of Plainfield Pike based on the revised site plan. Installation of a midblock crossing at this location ensures that the pedestrian network is continuous and that pedestrians heading south on the east side of Comstock Parkway are not left without a sidewalk connection.
2. It is not clear which use the third row on the revised trip generation table is meant to represent because two rows are labeled "LUC 822: Strip Retail Plaza (5,888 SF)." The table should be revised to clarify this discrepancy.
3. The analysis presented does not indicate any significant impact on traffic operations within the study area. Additionally, based on the transaction information provided for the existing Latte Love location, and available pass-by rates for a coffee shop with a drive-thru, this analysis is thought to be conservative. Therefore, we concur that the development will have no significant impact on traffic operations at study area intersections.

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We appreciate the opportunity to provide the City of Cranston with this peer review. Please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Katherine O'Shea'.

Katherine O'Shea, EIT
Transportation Engineer

A handwritten signature in blue ink that reads 'Matt Skelly'.

Matthew W. Skelly, PE, PTOE
Senior Project Manager