

EMAIL FROM Bill Duarte RECEIVED 10/26/21

Subject: Fwd: FW: Comstock Industrial Development

A recent email for the record from one of the owners at Crossroad Condos

Dear Representative Campopiano:

I write you this morning as a constituent abutting the proposed Comstock Industrial Development currently in front of the Cranston Planning Commission. For a number of reasons, this development is wrong for the area.

1. The building, as proposed, would be larger in overall size, and height, than any other building in the area.
2. The surrounding main streets of Comstock Parkway, Plainfield Pike, and Scituate Avenue are all one lane. With a proposed 69 loading docks and 272 parking spaces, it doesn't take a genius (or traffic study consultant) to conclude the resulting traffic burden on these main streets will be insufferable to all motorists, not just locals.
3. The intersection of Comstock Parkway/Plainfield Pike dips, forcing traffic to slow, and trailers must make at times very wide turns between the two roads due to the size/location of the lanes. Adding more trailers will only compound the flow and infrastructure challenges.
4. The building will be required to be lit at night. Without a doubt this implies 24/7 operations which will lead to trailers idling as we know they do not routinely cut their engines. This will create noise and pollution 24/7.

I have perused the material posted on the Planning Department website in advance of the November 2nd meeting. I noted with interest several points in the owners traffic study and other provided material:

1. It focuses on the impact to Comstock Parkway and Plainfield Pike and appears to remain silent on impact to Scituate Avenue. Anyone who travels the area regularly can tell you that the intersection of Scituate/Comstock Parkway can get as congested and backed up as the Comstock Parkway/Plainfield Pike intersection.
2. The installation of traffic regulation devices on Comstock Parkway at Western Industrial, whether it be lights, signs, islands, etc., will do nothing but further clog the intersections of

Comstock/Plainfield and Comstock/Scituate. Comstock Parkway is a heavily traveled road, short road – why slow the traffic flow further?

3. The study assumes traffic has returned to pre-COVID levels. The world has not returned to pre-COVID status, so I intuitively challenge that assumption. Pre-COVID I worked in Providence five days per week. I currently work at home three days per week, and will until at least spring.

4. To suggest that the condo unit owners chip in to purchase the land, at \$50k per unit, is ludicrous at best. That would be far in excess of what is affordable on a monthly basis if financed. If self-funded, what would the return be, and over what period?

I do realize the Council does not have an immediate say in this matter. However, since you represent the area, I believe you need to be aware of what is brewing and how your constituents feel. There are 36 units at Crossroads Condominiums (the abutting condos, where I live) and 91 units at Newbury Village, on the other side of the southern end of Comstock Parkway. That is 127 residential units within a half mile of this proposed development. If only half of the units have more than one adult resident (a very conservative assumption), that is just shy of 200 voters that would be impacted. That is a material number and why I ask you to get involved NOW in defeating this proposal.

I am a business person Representative Campopiano, and a resident of Cranston for over 50 years. I support the need to expand the tax base – it will only help me. Fact remains this proposed development does not belong jammed into a landlocked area in the midst of single lane roads, residential units, much smaller commercial buildings, and as the largest, most oversized building in the area. It belongs farther west out Plainfield Pike, supported by much more buffering land. The land in question, and the surrounding area, deserves buildings of similar size and use to what the area already supports.

Attached please find a letter I sent to Mayor Hopkins expressing my opinion. I have not received a response from him or anyone in his office. I endeavor to follow up with his constituent affairs director, Ms. Smith. I remain available to discuss this matter with you personally or to connect you with the Crossroads Board of Directors. You really need to tour our area to see first hand the impact this proposal would have your constituents, not just those of us who abut.

Respectfully,

Debbie Tobias