



November 24, 2021

Mr. Joshua Berry, AICP
Senior Planner
Cranston City Hall
869 Park Avenue
Cranston, RI 02910

Re: Development of the former Trolley Barn Site Cranston, RI
Traffic Study Peer Review
Fuss & O'Neill Reference No. 20200078.T20

Dear Mr. Berry:

BETA Group, Inc. has prepared a response to comments issued by Fuss & O'Neill on a traffic study and Master Plan relating to the proposed mixed-use development at 777 Cranston Street in Cranston, RI. The majority of comments have been sufficiently addressed; we offer the following remaining comments:

1. Further justification for the excess parking proposed should be provided by the site engineer.
2. We concur that the proposed development will have no significant impact to traffic operations in the study area upon implementation of appropriate off-site mitigation. The traffic analysis provided in the traffic impact study provides a conservative traffic condition that assumes no reduction for vehicle pass-by trips or internal capture.

As the design of the facility and is advanced and more information becomes known about the anticipated tenants, it is recommended that a more refined trip generation estimate be utilized to design any off-site improvements proposed.

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,

Katherine O'Shea, EIT
Transportation Engineer

Matthew W. Skelly, PE, PTOE
Project Manager

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