



May 6, 2023

Mr. Steven W. Pristawa
State Traffic Safety Engineer
RI Department of Transportation
Two Capitol Hill
Providence, RI 02903

RE: Metacomet Redevelopment "The MET"
500 Veterans Memorial Parkway, East Providence
Preliminary PAP Design Concept Review

Dear Mr. Pristawa:

Crossman Engineering is pleased to submit the following responses to the Preliminary PAP review comments received from the Department for the above referenced project in East Providence. Our office had submitted a Design Study Report and Conceptual Roadway Improvement Plan for consideration of off-site mitigation required as part of the redevelopment of the Metacomet Country Club property on Veterans Memorial Parkway. A meeting was held on April 1, 2024 with department staff to review the comments, and we offer the following responses as a result of the meeting discussions to address the comments:

Office of Safety Comments:

The following comments were received in a letter dated March 18, 2024 from the Office of Safety:

1. Please provide simulation analysis of the proposed roundabout showing expected queues based on full build of the development.

In addition to the HCS7 analysis provided in the study, a Synchro/SimTraffic simulation has been prepared at this preliminary stage of the project and can be provided as part of the conceptual review. Based upon our meeting, a more detailed Vissim analysis that will model the roundabout queuing will be provided as part of the formal PAP Application design and supporting information.

2. Understanding that design of roundabouts, particularly two-lane roundabouts, are an iterative process, we strongly encourage coordinating with an independent roundabout expert designer as part of the final design process.

The owner is committed to retaining as part of the final design team, an approved roundabout expert designer, conforming to current RIDOT practice. WSP, which is on the approved list provided by the Department, will assist in the evaluation of the proposed concept submitted as part of the preliminary application, and provide review and guidance on the final design elements of the roundabout layout to be completed as part of the formal PAP submission.

3. We recommend that the southern access from Veterans Memorial Parkway be restricted to right-in and right-out only. All southbound traffic entering the development would be restricted to entering from the roundabout only.

As discussed in the review meeting, the design as proposed was completed considering initial city zoning approvals of the site redevelopment plan, and the future connection to Waterfront Drive that is proposed to be extended further south from its present terminus at Bold Point Park. The zoning approval requires that the main access to the site redevelopment project be provided from Veterans Memorial Parkway, with the goal of limiting commercial traffic use of Lyon Avenue. The design as proposed would promote use of Lyon Avenue for the apartment use proposed on the site. This residential component is situated on the easterly portion of the property off of Lyon Avenue near Fort Street. The design as proposed would limit where practical, commercial traffic on Lyon Avenue which provides access to an existing residential neighborhood.

In addition, as noted, the waterfront property formerly owned by Chevron, is available for redevelopment. As part of the City's 2015 Comprehensive Plan, it was recommended that a connection to the future extension of Waterfront Drive through the Chevron property be located at Lyon Avenue in order to limit new points of access to Veterans Memorial Parkway. A driveway to the waterfront property currently exists at this location, and provided an historical access to this site. A previous project from 2014 referred to as *Village on the Waterfront*, proposed a roundabout access at Lyon Avenue as is currently proposed with the Metacomet redevelopment project. This waterfront property has been sold and the new owners presently have no current plans for short or long-term redevelopment proposals.

As part of the final design effort, further detailed Vissim analysis will be completed and provided to the Department. The analysis will demonstrate the anticipated operations of the roundabout, including full access on Veterans Memorial Parkway that would more evenly distribute site related traffic demands, and will provide the most efficient and safest access design for the redevelopment project.

4. Are two egress lanes exiting the roundabout on Veterans Memorial Parkway southbound necessary.

The peak hour demands for through traffic on Veterans Memorial Parkway require a two-lane approach and exit. This design will be supported with the Vissim analysis to be provided as part of the final PAP design submission.

5. We have concerns that the proposed entrance/exit onto Lyon Avenue closest to the roundabout is too close where queue spillback on Lyon Avenue from the roundabout could extend past this access point. This should be analyzed to determine if the access point should be shifted further east or eliminated.

As noted in a previous response, the goal of the design was to limit the impact of site related traffic on Lyon Avenue, resulting in a design that included a site access as close as practical to Veterans Memorial Parkway. Based on the analysis provided in the study, queuing of westbound traffic from the roundabout is not expected to extend to the site driveway. The design team will work with the city in potentially shifting the driveway further to the east in order to limit potential queue conflicts. The final design Vissim queue analysis to be submitted as part of the formal PAP will provide the appropriate documentation for the driveway location to ensure safe and efficient operations of the intersection.

6. The curve at the Interlocken Road intersection should be analyzed for any required warning signage relative to the curve.

A review of this location will be completed in cooperation with the Department as part of the formal PAP application and appropriate mitigation will be included as necessary.

The TIS and Plan that has been submitted to the Department in support the proposed design includes modifications to Veterans Memorial Parkway to provide a relocated site driveway access, and an intersection control upgrade at Lyon Avenue. As noted, the existing driveway to the former Metacomet County Club will be shifted to the south and modified to provide restricted egress movements. The driveway will provide full access, but egress will be limited to right turns only out of the development, with all left turning traffic (southbound) required to exit the site on Lyon Avenue to utilize the proposed roundabout for southbound access to Veterans Memorial Parkway. This design will limit impacts to the Parkway by not requiring any control measures over existing conditions at the site driveway.

The primary off-site improvements defined in the conceptual plans include installation of a two-lane roundabout at the existing Lyon Avenue intersection. Minor widening of Veterans Memorial Parkway is required to provide the two-lane approaches necessary to accommodate both existing and future build traffic demands. In addition, understanding that Veterans Memorial Parkway is a designated Scenic Roadway, we will also coordinate with the Rhode Island Scenic Roadways Board to ensure the appropriate design treatments are included in the design. As part of our final design team we are including, in addition to the roundabout design expert firm (WSP), an expert on the historical elements of Veterans Memorial Parkway that was involved in the original "Stewardship Plan" prepared by Gates Leighton & Associates in 1999. The final design team will focus on providing the appropriate traffic design elements in mitigating potential adverse impact to the roadway.

A substantial effort and due diligence have been completed to advance the design to this phase, and it is vital in the process that the RIDOT agree in concept with a preliminary design as we seek local approvals, and before the design can be advanced to the final engineering phase for formal approval by the RIDOT. As part your initial review of these documents, we will work with your office to make adjustments as determined appropriate, to obtain your approval of the conceptual design. Upon agreement, it is requested that the Department confirm in writing to our attention, that the design concept for access and egress to the property including the modifications to Veterans Memorial Parkway are appropriate, and can be submitted for full engineering review by the state. We understand that a formal permit will be required as part of the Physical Alteration Permit process where final engineering plans and drainage designs will be provided to the Department for review and approval.

If you have any questions or require other supporting documents, please do not hesitate to contact our office.

Very truly yours,
Crossman Engineering, Inc.



Paul J. Bannon
Senior Project Director