

Crosspoint

September 30, 2022

Ron Wolanski, AICP
Town Planner
Town of Middletown
350 East Main Rd.
Middletown, RI 02842
(401) 849-4027
rwolanski@middletownri.com

Re: Aquidneck Shopping Centre (“Aquidneck”)
Proposed Starbucks w/ Drive-thru
Response to Peer Review by Crossman Engineering dated September 26, 2022

Dear Mr. Wolanski:

Crosspoint Associates, Inc (“Crosspoint”) is in receipt of the follow-up Peer Review Memorandum (#2) prepared by Crossman Engineering dated September 26, 2022 at the request of the Middletown Planning Board. We have reviewed with our Design Team and offer the following response:

1. *The proposed traffic patterns on the revised Plan are an improvement over the original Site Layout by reducing traffic movements near the main intersection at East Main Road. We **do not object to the layout** but we prefer the traffic pattern identified on the “Croce Sketch”. This option has the Starbucks drive-through lane turn right as they leave the drive-in window. This option reduces traffic flow through parking areas, reduces conflict points and would allow the bank’s drive-in pattern to remain as it is today. We recommend that this option be considered.*

Starbucks was involved in the design process as they search out alternative locations following COVID-19 that include a drive-thru and walk-up window. Starbucks operates over 15,000 locations nationwide with 45% having a drive-thru. Starbucks has a very specific program that has been time tested and enhanced through the years.

We appreciate Crossman’s approval of the current traffic flow configuration as currently designed. We had explored the alternative “Croce Sketch” during our lengthy design explorations, however, we came to the conclusion that current design was the best. Approvals of the current design have been received from the adjacent Tenant’s (Citizen’s Bank and Aquidneck Liquors) as well as the State of Rhode Island (RIDOT and RIDEM).

Some of the challenges we encountered with the Croce Sketch were:

- a. Stormwater – Alternative plan required splitting of the drainage system and multiple treatment units. The current design allows for the collection, treatment, and infiltration of the stormwater for the proposed development in one location which has been approved by the State of Rhode Island.
- b. Vehicle Access – The tight turn radius of the Alternative plan would restrict access to the drive-thru by larger and longer vehicles.
- c. Sight Distance – The Alternative plan would exit the Starbucks drive-thru customers next to the dumpster enclosure creating vision challenges coming into a main drive following a very tight maneuver immediately exiting the drive-thru window.

2. *We also recommend that the vehicle size for Starbucks' deliveries be confirmed. There does not appear to be space for truck loading/unloading and maneuvering.*

Attached is the Truck Turn Plan by DiPrete Engineering dated September 13, 2022 that shows access to Starbucks by a large SU-40 box delivery truck. This design has been approved by Starbucks.

We believe these responses to comments address all concerns at this time.

Respectfully,

AQUIDNECK GROUP LLC

By its authorized agent,

CROSSPOINT ASSOCIATES, INC.



Kerry A. McCormack, PE
Director of Development

cc: David P. Martland, Esq., Silva, Thomas, Martland & Offenberg, Ltd.
Jonathan Hueber, Managing Principal, Crosspoint Associates, Inc.

att: Peer Review Memorandum #2 by Crossman Engineering dated September 26, 2022
Truck Turn Plan by DiPrete Engineering dated September 13, 2022



REVIEW MEMORANDUM #2

To: Ronald M. Wolanski, AICP
Director of Planning & Economic Development

From: Steven Cabral
Crossman Engineering

Date: September 26, 2022

Re: Starbucks Layout Review
Aquidneck Centre
Middletown, RI

As requested, we reviewed the revised Site Layout Plan (Rev. 9-13-22), 99 East Main Road, Middletown, RI and offer the following observations:

1. The proposed traffic patterns on the revised Plan are an improvement over the original Site Layout by reducing traffic movements near the main intersection at East Main Road. We do not object to the layout but we prefer the traffic pattern identified on the “Croce Sketch”. This option has the Starbucks drive-through lane turn right as they leave the drive-in window. This option reduces traffic flow through parking areas, reduces conflict points and would allow the bank’s drive-in pattern to remain as it is today. We recommend that this option be considered.
2. We also recommend that the vehicle size for Starbucks’ deliveries be confirmed. There does not appear to be space for truck loading/unloading and maneuvering.

