

January 27, 2017

Mr. Rick Rohlfing, PE, PLS, CPESC
BFA, Inc.
103 Elm Street
Washington, MO 63090

RE: Traffic Impact Study Resubmittal
Bryan Road and Feise Road
Dardenne Prairie, Missouri
CBB Job #29-15-2

Dear Mr. Rohlfing:

It is our understanding that the previously proposed 16+/- acre development, known as Cora Marie's Marketplace, in the northwest quadrant of the intersection of Bryan Road and Feise Road in Dardenne Prairie, Missouri is being resubmitted to the City for consideration.

As you are aware, CBB previously prepared a Traffic Study for a proposed grocery store and fueling center in February 2016. Subsequently, at the City's request, CBB prepared an Addendum to this Traffic Study to addresses the entire 16+/- acre parcel in March 2016.

The February 2016 Traffic Study evaluated a proposed grocery store of approximately 50,000 square feet with an 8-position fueling center. Access to the site was proposed via four curb cuts; a full access drive and a right-in/right-out (RIRO) drive onto Bryan Road, as well as a full access drive and a right-in/right-out/left-in drive (3/4 access) onto Feise Road. The March 2016 Traffic Study Addendum evaluated the proposed grocery store with fueling station in addition to three future outlots.

The current site plan includes a proposed grocery store of approximately 44,000 square feet, 6,000 square feet less than previously proposed, with an 8-position fueling center. The access to the site remains as previously proposed. With a smaller grocery store proposed, the current proposed development would actually generate approximately 20 fewer trips during the weekday AM peak hour and 50 fewer trips during the weekday PM and Saturday midday peak hours as compared to the previously proposed plan.

Although no specific traffic assignments or operational capacity evaluations were performed for the study intersections using the lower trip estimates, it can be reasoned that operating conditions would have similar results, if not slightly better, than reported in the prior studies.



As such, the prior recommendations presented in the February 2016 Traffic Study and March 2016 Addendum would remain valid.

Furthermore, reviewing agencies often deem a prior Traffic Study acceptable if completed within the past two years provided no significant developments have been built in the area that would alter the existing traffic conditions. We are not aware of any significant developments in the immediate vicinity that would alter the existing traffic conditions presented in the February 2016 Traffic Study and March 2016 Addendum. As such, the February 2016 Traffic Study and March 2016 Addendum previously prepared for the proposed development would remain valid.

We trust that you will find this information useful in evaluating the revised plan for the proposed Cora Marie's Marketplace in Dardenne Prairie, Missouri. Should you have any questions, please contact me in our St. Louis office 314-449-5272 or swhite@cbbtraffic.com.

Sincerely,

A handwritten signature in blue ink that reads "Shawn Lera White".

Shawn Lera White, P.E., PTOE
Associate - Senior Traffic Engineer