



November 2, 2021

Ref: 10576.00

Mr. Leo Leighton  
Scannell Properties  
294 Grove Lane East, Suite 140  
Wayzata, Minnesota 55391

Re: Blackstone Logistics Center Project – Traffic Review

Dear Mr. Leighton:

As requested, VHB has conducted a review of the previously submitted Traffic Impact and Access Study for the Blackstone Logistics Center situated in the Towns of Douglas, Sutton and Uxbridge, Massachusetts. The purpose of this review was to identify any potential changes to the previously conducted traffic analyses due to the reduction in size of the proposed warehouse building. The original study was conducted based on the assumption that the development program would consist of a 650,000 square foot warehouse and associated parking. Based on VHB's understanding the size of the proposed building has now been reduced to 607,486 square feet. Table 1 below provides a comparison of the previously submitted trip generation to that which would be expected with the reduced building size.

**Table 1 Trip Generation Comparison**

Time Period	Movement	Total Permitted Vehicle Trips <sup>1</sup>	Total Anticipated Vehicle Trips <sup>2</sup>	Difference
Weekday Daily <sup>3</sup>	Enter	566	529	-37
	Exit	<u>566</u>	<u>529</u>	<u>-37</u>
	Total	1,132	1,058	-74
Weekday Morning <sup>4</sup>	Enter	85	80	-4
	Exit	<u>26</u>	<u>24</u>	<u>-2</u>
	Total	111	104	-6
Weekday Evening <sup>4</sup>	Enter	33	31	-2
	Exit	<u>91</u>	<u>84</u>	<u>-7</u>
	Total	124	116	-9

1 Based on ITE LUC 150, for a 650,000 sf warehouse distribution facility

2 Based on ITE LUC 150, for a 608,000 sf warehouse distribution facility

3 vehicles per day

4 vehicles per hour

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As the traffic to be generated by the development is a function of the building size, the reduction in square footage results in a nominal decrease in the number of both daily and peak-hour trips expected to be generated by the site. The reduction in trips does not significantly alter the capacity analyses that were included with the Traffic Impact and Access Study previously completed in January 2021. Based on this review, the results contained within the original Traffic Impact and Access Study should still be considered valid for the purposes of analyzing this site alteration.

If you have any questions or need any additional information please don't hesitate to reach out to Vinod Kalikiri at [vkalikiri@vhb.com](mailto:vkalikiri@vhb.com) or myself at [grussell@vhb.com](mailto:grussell@vhb.com).

Sincerely,

VHB

A handwritten signature in blue ink, appearing to read "GRussell", written over a faint, light blue circular background.

Gregory Russell, P.E., ENV SP, IMSA I  
Senior Project Manager

cc: Daniel Feeney, Beals & Thomas