

April 15, 2022

City Hall – Community Development Board  
Office of Economic and Community Development  
Searles Building  
41 Pleasant Street  
Methuen, MA 01844

**RE: Traffic Memo  
Raising Cane's Chicken Fingers  
90 Pleasant Street**

Dear Members of the Board:

In support of a Special Permit and Site Plan Review application related to a proposed Raising Cane's restaurant at "The Loop" shopping center located at 90 Pleasant Valley Street, Bohler has prepared this memo to discuss the access and circulation, anticipated traffic impacts, and drive-thru queueing and operations of the proposed Raising Cane's restaurant. The project proposes to construct a 3,181 SF Raising Cane's restaurant with drive-thru, paved parking area, stormwater management system, and other associated site improvements.

The proposed standalone restaurant will be located in an existing parking area of "The Loop" between an existing restaurant and mixed retail building. Access to "The Loop" is provided by two existing, signalized intersections from Pleasant Valley Street as well as a cross connection with the abutting Home Depot Property. The proposed restaurant will be accessed via the existing signalized intersection and vehicles will use the existing internal access road between the site and existing parking area for the site. Vehicles will be able to travel from either the east or west driveways to access the site via the two access points to the internal circulation road. Once vehicles have accessed the site, they will be able to travel in front of the restaurant to access the drive-thru or parking areas. Vehicles will exit the drive-thru on the eastern side of the building where they will be able to exit the site back to the internal access road or access the parking area near the building. Please refer to the provided exhibit showing the anticipated circulation pattern in and out of the site. Based on the location of the site being relatively central to the overall center, it is anticipated that trips to and from the restaurant will be approximately balanced between the east and west driveways.

The proposed restaurant is not anticipated to have a significant impact on the existing traffic volumes within "The Loop" or on the nearby rights-of-way. The Institute of Transportation Engineers' (ITE) publication, *Trip Generation Manual, 10<sup>th</sup> Edition*, was referenced to estimate the number of vehicle trips anticipated by the proposed Raising Cane's restaurant. The proposed use was analyzed as Land Use Code 934 – Fast-Food Restaurant with Drive-Through Window. This reference established vehicle trip rates (for this land use code trips are expressed in trips per square foot) based on actual traffic counts conducted at similar types of existing land uses. Based on this reference, the Raising Cane's is projected to result in approximately 144 trips during the AM Peak Hour, 104 Trips during the PM Peak Hour, and 1,578 total daily trips. According to the ITE publication, *Trip Generation Handbook, 3<sup>rd</sup> Edition*, approximately 50 percent of the peak hour trips for this type of use are "pass-by" trips, which are trips taken by vehicles already traveling past the site, so only half of the anticipated trips would "new" trips (72 during AM Peak, 52 during PM Peak, and 789 total). For a location like "The Loop" it is likely the number of "pass-by" trips would be greater as there is a large number of trips being taken for the other uses on the site that will also use the restaurant. Without applying a larger "pass-by" trip percentage, the anticipated trip generation of the restaurant is not anticipated to have a significant impact on the existing traffic within "The Loop" or impact the performance of the existing signalized intersections.

The proposed restaurant will feature a drive-thru that is comprised of two lanes with menu boards and ordering points to improve the efficiency of the drive-thru. During non-peak times, vehicles will enter the drive-thru to the west of the drive-thru in one of two lanes where they will be able to place their order. After ordering, the cars will merge into a single lane as they approach the restaurant to pay for and pick up their food and then exit the drive-thru on the eastern side of the restaurant. Under this operation, the drive-thru provides queueing spaces for twelve (12) vehicles from the entrance to the drive-thru to the pick-up window, which is sufficient for Raising Cane's operational needs. The dual order lanes allow for orders to be taken faster and avoids delays from customers that need more time to place their order. In addition to providing two-lanes for ordering, Raising Cane's has also instituted practices during peak drive-thru times to further improve the efficiency of the drive-thru. During peak times, the menu boards and drive-thru windows are not used and employees from the restaurant will be in the striped areas of the drive-thru lane taking orders and bringing food direct to customers in their cars. Under this operation, the drive-thru provides queuing spaces for twenty (20) vehicles by utilizing the full length of the drive-thru lanes from the entrance to the exit, which is sufficient for Raising Cane's operational needs. Cane's typically sees about 80% of their sales coming through the drive-thru, which based on the ITE trip generation data above would result in approximately 115 cars in the AM peak and 83 cars in the PM peak hours. These values are consistent with Cane's expectations of processing approximately 100 orders during their peak hours.

Overall, we do not believe the proposed restaurant will have any significant impacts on the access or circulation of the existing shopping center. The anticipated trip generation of the proposed use is relatively minor and will not result in substantial changes to the existing traffic patterns or operation of the existing driveways. The proposed drive-thru has been designed to accommodate up to twenty (20) vehicles during peak operations, which is sufficient for Raising Cane's operational needs. As such, we believe the project can be accommodated within the existing center and no changes to existing transportation infrastructure are needed. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

**BOHLER**



Brandon P. Barry, P.E.



Eric G. Dubrule

cc: Raising Cane's Chicken Fingers, c/o Adam Caracci  
The Engineering Corp (TEC)