

MEMORANDUM

January 15, 2020

To: Beth Rudolph, P.E.
Organization: Town of Winchester, MA Engineering Department
From: Jason DeGray, P.E., PTOE
Heather Georgallas, EIT
Project: Transportation Impact Assessment Peer Review – Response to Comments

Re: 19-35 River Street Residential Development – Winchester, Massachusetts

Toole Design has reviewed Vanasse & Associates, Inc. (VAI) Response to Transportation Impact Assessment Peer Review memorandum dated December 18th, 2019. This memorandum provides the response of SLV River Street, LLC (the “Proponent”) to comments previously made by Toole Design in our October 24, 2019 peer review of the transportation related elements of the proposed residential development located at 19-35 River Street in Winchester, Massachusetts (herein referred to as the “Project”).

Toole Design acknowledges the comments associated with our peer review of the TIA and have been adequately addressed in this response to comments memo. The Applicant has committed to providing a constructed and fair share contribution towards transportation improvements in the vicinity of the project site which Toole Design agrees is commiserate to offset the project’s transportation impacts. Further the applicant has provided the additional information and commitments requested by Toole Design to ensure the full scope of the project’s impacts are understood. These include:

- Ensuring all plantings, landscaping and signage along the site frontage do not restrict sight distance (vegetation kept to a height no more than 3’ above street level),
- Providing an updated crash analysis which identifies additional pedestrian related crashes which have occurred along Cross Street between 2012-2016,
- Providing bicycle parking on site at a quantity to be determined in consultation with the Town,
- Providing additional crosswalks and detectable warning panels within the project site,
- Coordinating the proposed circulation and access to the project site with the Winchester Fire Department,
- Coordinating with the Winchester School Department on the design and location of a school bus waiting area on site;

As mentioned in VAI’s memorandum, Toole Design recommends that impacts from the Project be based upon on the increase in number of households within a half mile radius rather than the projected increase in vehicular trips. This approach is considered to appropriate as it focuses on the potential of the project to generate additional non-motorized trips which are subject to the prevailing safety concerns of the area (and also yields a higher percentage of “fair share” contribution than measuring impacts based on vehicular trips alone). Toole Design has

estimated that there are currently approximately 700 households within one-half mile of the Cross Street crosswalk at Holton Street/East Street/Lowell Avenue, which will increase to 847 households with the completion of the proposed Project. The Project represents 17.4 percent of the total households within the vicinity of the Project. This method of using households vs. vehicle trips to produce a fair share obligation for the developer was discussed and agreed upon by the Applicant.

Toole Design has identified a series of infrastructure improvements along Cross Street which address the safety need of the corridor. The applicant within the latest memorandum has provided estimated costs for the design and construction of these improvements and applied the fair share cost allocation (17.4%) to determine the fair share cost allocation to offset the transportation impacts of the project. Toole Design is in concurrence with this methodology.

Toole Design does note a minor discrepancy in the total constructed and fair share transportation improvement allocation of the project. Our summation of the fair-share cost allocation of the column included within the applicant's latest memorandum totals \$263,451, \$6,530 more than the listed amount of \$256,921 noted in VAI's memo. Provided this is resolved we agree to the fair share accounting as described within VAI's memorandum. The total fair share contribution to the Town should be \$179,451 as \$84,000 shall be dedicated to the construction of the sidewalk along River Street between the project site and Cross Street and constructed as part of the project construction.

Finally, Toole Design would like to ensure that the fair share allocation provided to the Town can be used to addresses the safety needs along Cross Street at the sole discretion of the Town of Winchester. For instance, if the Town should wish to concentrate all available funds towards addressing safety needs at the intersection of Cross Street/Lowell Avenue/Holton Street/East Street.

Should you have any questions, or require additional information, please contact Jason DeGray P.E., PTOE at 617-619-9910 x217 (jdegray@tooledesign.com).