



TO:	Chris Ryan Town of Belmont	DATE:	March 17, 2025
FROM:	Keri Pyke, P.E., PTOE Michael White	SH PROJECT NO.:	2024188.00
SUBJECT:	Transportation Peer Review McLean Hospital Zone 4, Belmont, Massachusetts		

On February 18, 2025, *Howard Stein Hudson (HSH)* submitted a peer review of the materials and analysis prepared for the proposed Zone 4 Child and Adolescent Campus (CAC) and supporting parking (the Project) in Belmont, Massachusetts. Our evaluation was based on the following document:

- *Transportation Impact Assessment (TIA), McLean Hospital – Zone 4: Child and Adolescent Campus, Belmont, Massachusetts*, prepared by Vanasse Hangen Brustlin, Inc. (VHB), February 4, 2025.

The purpose of the Peer Review was to ensure that the study analysis conforms to industry standards, to confirm that the traffic study methodologies are applicable to the study area and region, and to address the traffic and transportation concerns of the Town of Belmont.

On March 7, 2025, VHB submitted a response to comments memorandum to the Town of Belmont Planning Director, which provided detailed responses to the HSH comments contained within the February 18, 2025 Peer Review document. As requested by HSH, the VHB response to comments memorandum incorporated additional traffic data and operational analysis for the afternoon school dismissal period (2:00 – 3:00 p.m.), graphical sight distance exhibits, swept path analysis exhibits completed using AutoTURN vehicle maneuver software, pedestrian and bicycle accommodation commitments, loading and delivery operational characteristics and estimates, and construction management details.

HSH generally agrees with the responses provided within the VHB memorandum and finds that the Applicant has provided sufficient materials to address the comments outlined within the HSH peer review document. The Applicant is encouraged to continue to coordinate with the Town of Belmont, as appropriate, through construction and completion of the Project to ensure all Project commitments are met.