

The Residences at Bell Mont

Traffic Analysis & TMMA
Compliance

Select Board Presentation
4.27.20

McLean District Traffic Mitigation and Monitoring Agreement

- Exhibit I of 1999 Memorandum of Agreement Between Town & McLean Hospital
- Established Stipulated AM, PM & Daily 'Peak Hour Trips' for Development Zones w/in the McLean District
 - Zone 3
 - AM @ 36
 - PM @ 92
 - Daily @ 1148
- Limits based on 1997 ITE Manual Trip Data adjusted for growth

Current Development Program

150 Units - 40 AR Townhouse Units and 110 NAR Multi-Family Units

TMMA Compliance Assessment

Time Period/Direction	ITE Senior housing (40 units) ^a	Multifamily Housing (110 units) ^b	Total	Traffic Monitoring and Mitigation Agreement (TMMA)	Above (Below)
Average Weekday	148	598	746	1,148	Comply (402) Under
Weekday Morning Peak Hour					
Entering	3	10	13		
Exiting	5	30	35	36	Do Not Comply 12 Over
Total	8	40	48		
Weekday Evening Peak Hour					
Entering	6	29	35		
Exiting	4	19	23	92	Comply (34) Under
Total	10	48	58		

TABLE 1 – PROPOSED PROGRAM w/out TRANSIT USE ADJUSTMENT

Source: *Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017

^aBased on ITE LUC 252, Senior Adult Housing – Attached – 40 units.

^bBased on ITE LUC 221, Multifamily Housing (MidRise) – 110 units

Current Development Program

150 Units - 40 AR Townhouse Units and 110 NAR Multi-Family Units Compliance Assessment with Transit Use Adjustment

Time Period/Direction	ITE Senior housing (40 units) ^a	ITE Multifamily Housing (110 units) ^b	Total	Transit Reduction Trips (10%) ^c	Adjusted New Vehicle Trips ^c	TMMA LIMITS	With Transit Adjmt Above (Below)	W/out Transit adjmt Above (Below)
Average Weekday	148	598	746	74	672	1,148	Comply (476)	(402)
Weekday Morning Peak Hour								
Entering	3	10	13	1	12		Do Not	
Exiting	<u>5</u>	<u>30</u>	<u>35</u>	<u>4</u>	<u>31</u>		Comply	
Total	8	40	48	5	43	36	7	12
Weekday Evening Peak Hour								
Entering	6	29	35	4	31		Comply	
Exiting	<u>4</u>	<u>19</u>	<u>23</u>	<u>2</u>	<u>21</u>		(40)	
Total	10	48	58	6	52	92		(34)

TABLE 2 – PROPOSED PROGRAM with TRANSIT USE ADJUSTMENT

Source: *Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017

^aBased on ITE LUC 252, Senior Adult Housing – Attached – 40 units.

^bBased on ITE LUC 221, Multifamily Housing (MidRise) – 110 units

Zone 3 – TMMA Compliance Options

1. Amend TMMA – True up Counts to Current ITE Manuals – Requires Town Meeting Vote
2. Decrease Number of Multi-Family Rental Units
 - No Change in Number of Age Restricted Town House Units (40 total)
 - Reduced Overall Unit Count From 150 to 119 or 130 Total Units
3. Increase # of Age Restricted Units
 - Overall Unit Count adjusted slightly from 150 to 143 or 155 Total Units
 - 40 Age Restricted Town House Units
 - 53 Age Restricted Multi-Family Rental Units
 - 50 to 62 Non-Age Restricted Multi-Family Rental Units
4. Age Restrict All Units
 - Would allow for increase in total number of units to approx. 210
 - Not an economically viable development scheme – multiple 4 story apt buildings

Option 1

Current Program - Reduce Unit Count - 130 vs. 150 Units

40 AR SENIOR UNITS, 90 NAR MULTIFAMILY UNITS
with Transit Adjustment

Time Period/Direction	ITE Senior housing (40 units) ^a	ITE Multifamily Housing (90 units) ^b	Total	Transit Reduction Trips (10%) ^c	New Vehicle Trips	TMMA	Above (Below)
Average Weekday	148	488	636	63	573	1,148	Comply (575) Under
Weekday Morning Peak Hour							
Entering	3	8	11	1	10		
Exiting	<u>5</u>	<u>24</u>	<u>29</u>	<u>3</u>	<u>26</u>		
Total	8	32	40	4	36	36	Comply
Weekday Evening Peak Hour							
Entering	6	24	30	3	27		
Exiting	<u>4</u>	<u>16</u>	<u>20</u>	<u>2</u>	<u>18</u>		
Total	10	40	50	5	45	92	Comply (47) Under

130 UNITS - 40 AR TH UNITS, 90 NAR MULTIFAMILY UNITS

Source: *Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017

^aBased on ITE LUC 252, Senior Adult Housing – Attached – 40 units.

^bBased on ITE LUC 221, Multifamily Housing (MidRise) – 90 units.

^c Assumed 10% transit Reduction

Option 2

Increase # of Age Restricted Units – Total unit increase from 150 to 155

40 Age Restricted Town House Units, 53 Age Restricted Multi-Family Rental Units

62 Non-Age Restricted Multi-Family Rental Units

with Transit Adjustment

Time Period/Direction	ITE Senior housing (93 units) ^a	ITE Multifamily Housing (62 units) ^b	Total	Transit Reduction Trips (10%) ^c	New Vehicle Trips	TMMA	Above (Below)
Average Weekday	348	336	684	68	616	1,148	Comply (532) Under
Weekday Morning Peak Hour							
Entering	6	6	12	1	11		
Exiting	<u>12</u>	<u>16</u>	<u>28</u>	<u>3</u>	<u>25</u>		
Total	18	22	40	4	36	36	Comply
Weekday Evening Peak Hour							
Entering	14	16	30	3	27		
Exiting	<u>11</u>	<u>11</u>	<u>22</u>	<u>2</u>	<u>20</u>		
Total	25	27	52	5	47	92	Comply (45) Under

155 UNITS - 93 AR TH UNITS, 62 NAR MULTIFAMILY UNITS

^aBased on ITE LUC 252, Senior Adult Housing – Attached.

^bBased on ITE LUC 221, Multifamily Housing (MidRise)

^cAssumed 10% transit Reduction

Zone 3 – TMMA Development Program Compliance Options

w & w/out Transit Use Adjustments (TUA)

Present Development Program

150 Units – 40 AR TH, 110 MF Apts

- w/out TUA - 119 Units
 - 40 Age Restricted Townhouses
 - 79 Non Age Restricted Multi-Family Apartments
- w TUA – 130 Units
 - 40 Age Restricted Townhouses
 - 90 Non Age Restricted Multi-Family Apartments

Revised Development Program

Increased Senior Housing Mix

- w/out TUA – 143 Units
 - 40 Age Restricted Townhouses
 - 53 Age Restricted Multi-Family Apts
 - 50 Non Age Restricted Multi-Family Apartments
- w TUA – 155 Units
 - 40 Age Restricted Townhouses
 - 53 Age Restricted Multi-Family Apts
 - 62 Non Age Restricted Multi-Family Apartments