



To: **Steve Heikin**
Vice President and Senior Principal,
ICON architecture, inc.

Date: **January 31, 2013**

From: **Keri Pyke, P.E., PTOE**

HSH Project No.: **2012045.00**

Subject: **Cushing Village, Belmont, MA**
: **Peer Review of Traffic Impact Study**

As requested, Howard/Stein-Hudson Associates (HSH) conducted a peer review of the Traffic Impact Study prepared for Cushing Village in Belmont, Massachusetts. The Project encompasses the southwest corner of the intersection of Trapelo Road/Common Street/Cushing Avenue with frontage along the entire block of Common Street between Trapelo Road and Belmont Street. Our evaluation is based upon the following documents:

- *Traffic Impact, Access & Parking Study, Proposed "Cushing Village" Mixed Use Redevelopment, Cushing Square, Belmont, Massachusetts*, prepared by TEC, Inc., dated October 12, 2012.
- *Memorandum, Cushing Village Redevelopment Project, Updated Trip Generation Assessment*, prepared by TEC, Inc., dated October 24, 2012.

The purpose of this review is to ensure that the traffic study analysis conforms to industry standards, to confirm that accepted traffic study methods were used, and to ensure that the recommendations contained in the report adequately address potential project impacts.

HSH provided comments to the Planning Board and the project team dated November 13, 2012. Since that time, we have received the following from the Applicant in response:

- *Cushing Village Redevelopment Project, Responses to Comments from Howard/Stein-Hudson Associates, Inc.*, prepared by TEC, Inc., dated December 7, 2012.
- *Memorandum, Cushing Village Redevelopment Project, Full Build-Out Analysis – Cushing Square Overlay District*, prepared by TEC, Inc., dated January 17, 2013.

We have reviewed these new materials with respect to our previous comments. We believe the Applicant has satisfied our concerns regarding the traffic analysis. The mitigation proposed is appropriate based on the development impacts. Depending on the timing of construction of the Trapelo Road project, the Town should consider whether signal timing changes need to be made at the new signal in Cushing Square.

One item we requested of the Applicant was a Full Build-Out analysis of the Cushing Square Overlay District. They performed this analysis with guidance provided by the Town's consultants regarding land uses and density. The analysis showed that even with changes to the land uses in Cushing Square as a result of the overlay district's allowances, the overall traffic patterns and operations will not change significantly. This is primarily due to the fact that any changes in use in Cushing Square will be the result of replacement of existing uses. Future traffic operations in Cushing Square will not be significantly different than they will be once the Trapelo Road reconstruction project is completed and the intersection is signalized.

Cushing Village Mixed Use Redevelopment, Belmont, MA
Peer Review of Traffic Impact Assessment

With respect to parking, we have concerns regarding the proposed parking management plan. While we agree that shared parking principles should be applied, the Town should retain control of the public parking spaces. The Applicant proposes that all the public parking spaces should be located in the underground structure because some number of them will be used by permit holders that will stay longer than the two-hour limit. While we agree that some of these spaces will be used by permit holders, we do not agree that all of them should be in the underground structure.

NEED TO CLARIFY TOWN'S NEEDS/WISHES FOR PARKING

This concludes our review of the traffic impact, access, and parking study of the proposed Cushing Village Mixed Use Redevelopment. If you have any questions or comments, please contact me at (617) 348-3301.