

TECHNICAL MEMORANDUM

To:	Jeanne F. Schmidt, Falconi Companies	Date:	November 17, 2014
From:	Michael A. Santos, P.E., PTOE Natasha Gayl	HSH Project No.:	2014143.00
Subject:	556-558 Adams Street and 10-14 Church Street Redevelopment Trip Generation Assessment		

Howard/Stein-Hudson Associates (HSH) has prepared an assessment of trip generation characteristics and site access for the proposed redevelopment of the Milton Cinema located at 556-558 Adams Street and 10-14 Church Street in Milton, Massachusetts. The Cinema is currently unoccupied and is proposed to be redeveloped into a 6,000 square foot (sf) restaurant with an adjacent parking lot. Along with the redevelopment of the Cinema, two existing residential structures on the site will be demolished. This memorandum summarizes site access and parking for the site, trip generation characteristics for the proposed redevelopment, and infrastructure improvements that are planned in the vicinity of the site.

Site Access and Parking

Vehicular access/egress to the site will be provided by way of two curb cuts off of Church Street, which is one-way in the southbound direction. Pedestrian access to the site will be provided along Adams Street and along Church Street through the proposed parking lot.

Parking will be provided in a proposed lot that will be accessed off of Church Street. The two existing structures located in the lot will be razed to provide the space needed to accommodate the parking. The proposed parking lot will consist of 23 parking spaces, one of which will be a van accessible handicap parking space as required by ADA standards. Ten spaces will be dedicated to valet operations for the restaurant. One-way circulation will be provided in the parking lot and will flow counter-clockwise throughout the site. Pavement markings and signage will be posted throughout. Additional parking for the restaurant will be provided off-site when necessary.

Trip Generation

Trip generation is a complex multi-step process that produces an estimate of vehicle trips, transit trips, walk trips, and bicycle trips associated with a proposed development and a specific land use program. A project's location and proximity to different travel modes determines how people will travel to and from the Project Site.

To estimate the number of trips expected to be generated by the Project, data published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual*¹ were used. ITE provides data to estimate the total number of unadjusted vehicular trips associated with the Project. In an urban setting well-served by transit, adjustments are necessary to account for other travel mode shares such as walking, bicycling, and transit.

To estimate the number of vehicular trips for the Project, the following ITE land use code (LUC) was used:

¹ *Trip Generation Manual, 9th Edition*; Institute of Transportation Engineers; Washington, D.C.; 2012

LUC 931 – Quality Restaurant. The quality restaurant land use is defined as a high-quality, full-service eating establishment with a typical stay duration of at least one hour. Trip generation estimates are based on average vehicular rates per 1,000 sf of gross floor area.

Table 1. Project Vehicle Trip Generation

Time Period	Direction	Quality Restaurant
Weekday Daily	In	270
	Out	270
	Total	540
Weekday p.m. Peak Hour	In	33
	Out	21
	Total	54
Saturday Daily	In	283
	Out	283
	Total	566
Saturday Peak Hour	In	38
	Out	27
	Total	65

1 Based on ITE LUC 931 – Quality Restaurant for 6,000 sf.

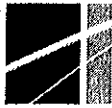
As show in in Table 1, the Project is expected to generate approximately 540 weekday daily vehicle trips (270 entering and 270 exiting), with 54 weekday trips during the p.m. peak hour (33 entering and 21 exiting), 566 Saturday daily trips (283 entering and 283 exiting), and 65 Saturday peak hour trips (38 entering and 27 exiting).

Roadway Improvement Projects

East Milton Square – East Milton Square is located immediately west of the site and serves as one of Milton's three major business districts, serving as a home to offices, banks, and other retail and service businesses. In 2012, a parking and access study was performed to provide the Town with several options for the redesign of East Milton Square. Two key goals were identified through this process that include strengthening the connections between the east and west side of the Square over Interstate 93 and to address the widespread perception that the current supply of parking does not adequately serve local shops and businesses. HSH is currently working with the Town of Milton and the Massachusetts Department of Transportation (MassDOT) on the design of the long-term solution to complete this project. The redesign of East Milton Square will include geometric upgrades to intersections, improvements to traffic signal timing and phasing, and an improved parking supply. This project is currently in the preliminary design stage.

Attachments

Quality Restaurant Trip Generation Summary



Howard/Stein-Hudson Associates, Inc.
CREATIVE SOLUTIONS • EFFECTIVE PARTNERING

Quality Restaurant Trip Generation Summary



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JOB East Milton Theater

SHEET NO. 1 OF 2

CALCULATED BY N. Grayl DATE 11/7/2014

CHECKED BY _____ DATE _____

SCALE _____

Quality Restaurant (931) - 6,000 square feet

Average Vehicle Trip Ends vs 1,000 square feet

Weekday Daily Total

$$89.95 \times 6 = 540$$

Enter

$$540 \times .50 = 270$$

Exit

$$540 \times .50 = 270$$

Weekday PM Peak Total

$$9.02 \times 6 = 54$$

Enter

$$54 \times .62 = 33$$

Exit

$$54 \times .38 = 21$$

Saturday Daily Total

$$94.36 \times 6 = 566$$

Enter

$$566 \times .50 = 283$$

Exit

$$566 \times .50 = 283$$

Saturday Peak Total

$$10.82 \times 6 = 65$$

Enter

$$65 \times .59 = 38$$

Exit

$$65 \times .41 = 27$$