

4 Traffic Impact and Access Study



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December 4, 2012

Town of Wellesley Planning Board

RE: A&M Project # 1917-01
Wellesley Country Club
Pool Replacement and Renovation
Project
Traffic Impact Analysis

Allen & Major Associates Inc. (A&M) is pleased to submit this traffic summary regarding the potential impacts on the surrounding roadway network as a result of this project.

Review of the traffic conditions and potential impacts was performed by Ron Muller & Associates and is included herein.



Ref.: 12056

December 3, 2012

Mr. Martin Ryan, General Manager
Wellesley Country Club
274 Wellesley Avenue
Wellesley, MA 02482

Reg.: Proposed Pool Renovation
Wellesley Country Club, Wellesley, MA

Dear Mr. Ryan:

Ron Müller & Associates (RMA) has reviewed the proposal for renovation and replacement of the existing swimming pool and related facilities at the Wellesley Country Club to determine if the project would have any effect on traffic generation or traffic impacts. The pool area is located on the northern side of Wellesley Avenue southwest of the existing clubhouse building. The project proposes the removal of the existing pool buildings, pool, patio and appurtenant structures. The existing parking area to the west of the pool buildings will be removed and located elsewhere onsite. The current pool building is roughly 2,250 square feet and will be replaced with an 8,380 square foot building (6,190 footprint plus 2,190 basement area). The existing lap pool will be expanded to provide two additional lanes and square footage. The associated use buildings, including a gazebo and kiddie pool will be replaced as part of the project. A bituminous play area will be constructed on the east side of the pool.

The pool renovation project is not expected to generate any additional traffic as there is no expansion of club membership proposed and no increase in the number of employees to service the renovated facilities. The Institute of Transportation Engineers (ITE) *Trip Generation Manual*¹ provides trip generation information for hundreds of different land uses for the purpose of estimating traffic generation. The closest land use applicable to the project is Land Use Code 493 (Athletic Club), which is defined as: “*privately-owned facilities that offer comprehensive athletic facilities. These clubs typically have one or more of the following: tennis, squash, handball, basketball and volleyball courts, swimming pools, whirlpools, saunas, spas, and*

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

exercise and weight rooms.” The ITE provides trip-generation rates for this land use based on club membership, the number of employees, or the square footage of the building. Although the pool building itself is proposed to increase in size, it will not provide any additional athletic facilities within the building that would increase traffic generation. Therefore, the only variables on which to base traffic generation are the club membership or the number of employees. Since the Wellesley Country Club will not increase membership or the number of employees as a result of the pool renovation project, there will be no increase in traffic based on the ITE data.

If you have any questions regarding the above conclusion, please don't hesitate to contact me.

Sincerely,

Ron Müller & Associates



Ronald Müller, P.E.
Principal

cc: Phil Cordeiro, Allen & Major Associates, Inc.