

# 27 Washington Street

Plan for Roadway Improvements

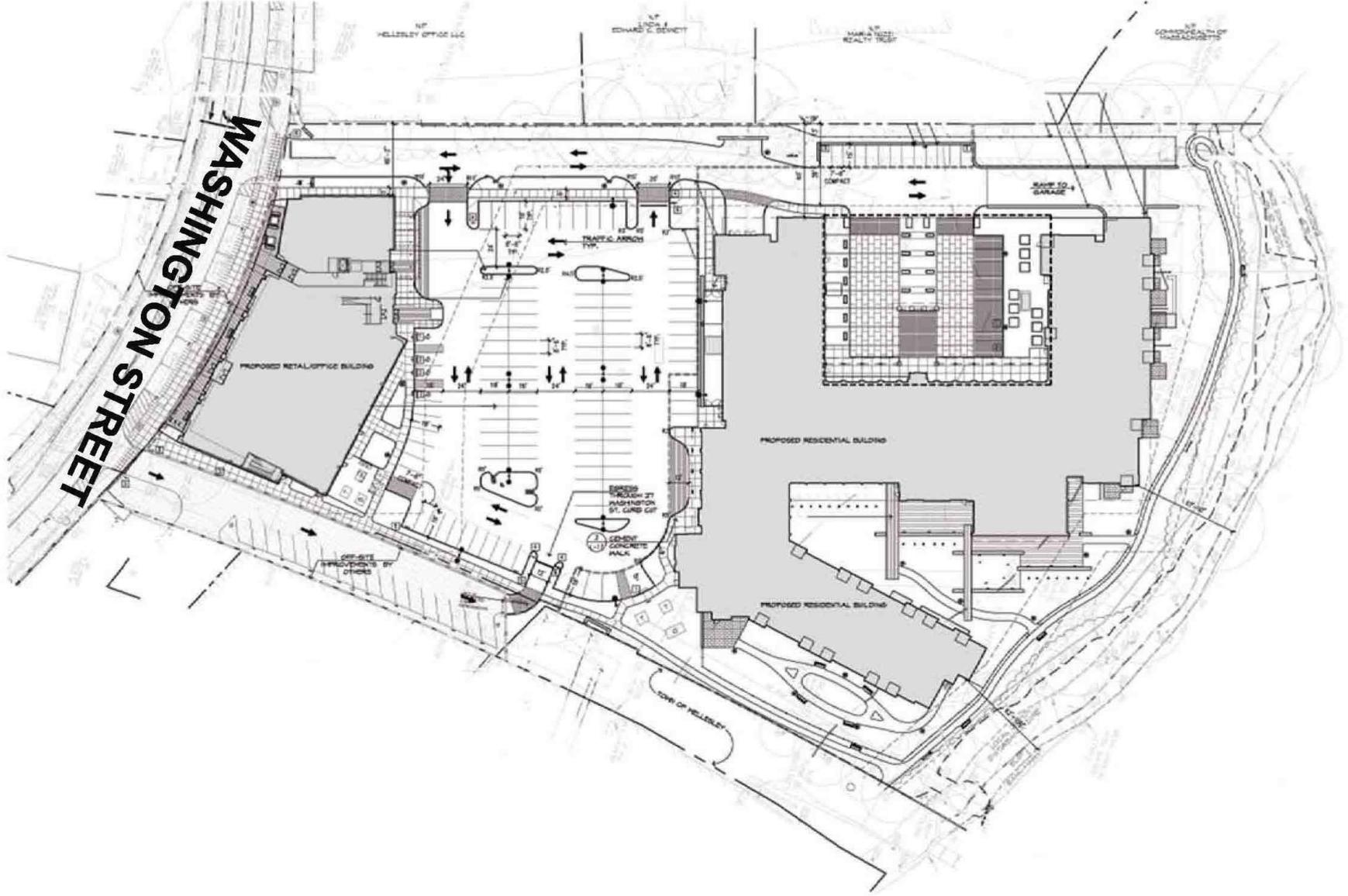
June 15, 2011

## Topics

1. Project Description/Timeline
2. PSI Review Process
3. Roadway Changes
4. Parking Changes
5. Post Project Study

# Project Description

- Demolition of existing retail building
- Construction of two-story retail/office building along Washington Street
  - 33,400 SF Retail/Office Building
- Construction of senior housing at rear of site
  - 86 Independent Living units
  - 52 Assisted Living units
  - 151,233 SF (combined senior housing building), plus 54,509 SF below grade parking garage
- Total Combined Project buildings: 184,633 SF



# Traffic Volume

## Land Use Trip Generation Comparison

<b>Weekday Daily</b>	<b>Existing Volume</b>	<b>Grossmans<sup>1</sup></b>	<b>Stop &amp; Shop<sup>2</sup></b>	<b>Proposed Mixed Use<sup>3</sup></b>
In	23,465	1,142	2,837	969
<u>Out</u>		<u>1,142</u>	<u>2,837</u>	<u>969</u>
Total		2,284	5,112	1,938
<b>Weekday AM Peak Hour</b>	<b>Existing Volume</b>	<b>Grossman's</b>	<b>Stop &amp; Shop</b>	<b>Proposed Mixed Use</b>
In	1,700	88	99	45
<u>Out</u>		<u>43</u>	<u>63</u>	<u>70</u>
Total		131	162	115
<b>Weekday PM Peak Hour</b>	<b>Existing Volume</b>	<b>Grossman's</b>	<b>Stop &amp; Shop</b>	<b>Proposed Mixed Use</b>
In	1,735	107	266	85
<u>Out</u>		<u>120</u>	<u>256</u>	<u>78</u>
Total		227	522	163
<b>Saturday Daily</b>	<b>Existing Volume</b>	<b>Grossman's</b>	<b>Stop &amp; Shop</b>	<b>Proposed Mixed Use</b>
In	17,790	1,305	4,161	855
<u>Out</u>		<u>1,305</u>	<u>4,161</u>	<u>855</u>
Total		2,610	8,322	1,710
<b>Saturday Midday Peak Hour</b>	<b>Existing Volume</b>	<b>Grossman's</b>	<b>Stop &amp; Shop</b>	<b>Proposed Mixed Use</b>
In	1,270	247	473	75
<u>Out</u>		<u>237</u>	<u>473</u>	<u>71</u>
Total		484	946	146

# Project Timeline

- PSI application submitted – 12/2007
- PSI approval – 06/2008
- Decision appealed – 07/2008
- Appeal settled – 11/2009
- Completion
  - Retail – April 1, 2012
  - Housing – April 1, 2012
  - Roadway improvements – Roadwork after July 4<sup>th</sup> through September
  - Traffic signal – January 1, 2012
- Project completion – April 1, 2012

# PSI Review Process

- **When is PSI Required?** Minimum 10,000 sq ft new construction or remodeling
- **Municipal Systems Impact Analysis Completed by**
  - Fire, MLP, Public Works, Selectmen
- **Public Hearings – Planning**
  - 01/28/2008 continued 02/04/2008, 02/25/2008, 03/10/2008, 04/10/2008, 05/05/2008, 05/12/2008
  - Public Hearing closed May 28, 2008
- **Board of Selectmen Review**
  - 03/24/2008
  - 04/28/2008

# Project Mitigation

- Traffic signal Washington Street / Glen Road
- Improvements to Concord Street Signal (Newton)
- Left turn pockets
- Pavement markings including intersection markings
- Removal of on-street spaces near Columbia/Ledyard
- Relocate crosswalk
- Curbing modifications
- Add pedestrian signal

# Project Mitigation Continued

- Left turn restriction at River Street / Washington Street
  - 7-9 am / 4-7 pm Monday – Friday
- Removal of 1 on-street parking space Washington Street (South Side) near River Street



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 REPRESENTATIVE OF IMPROVEMENTS  
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NATIONAL  
 DEVELOPMENT

DATE	BY	SCALE



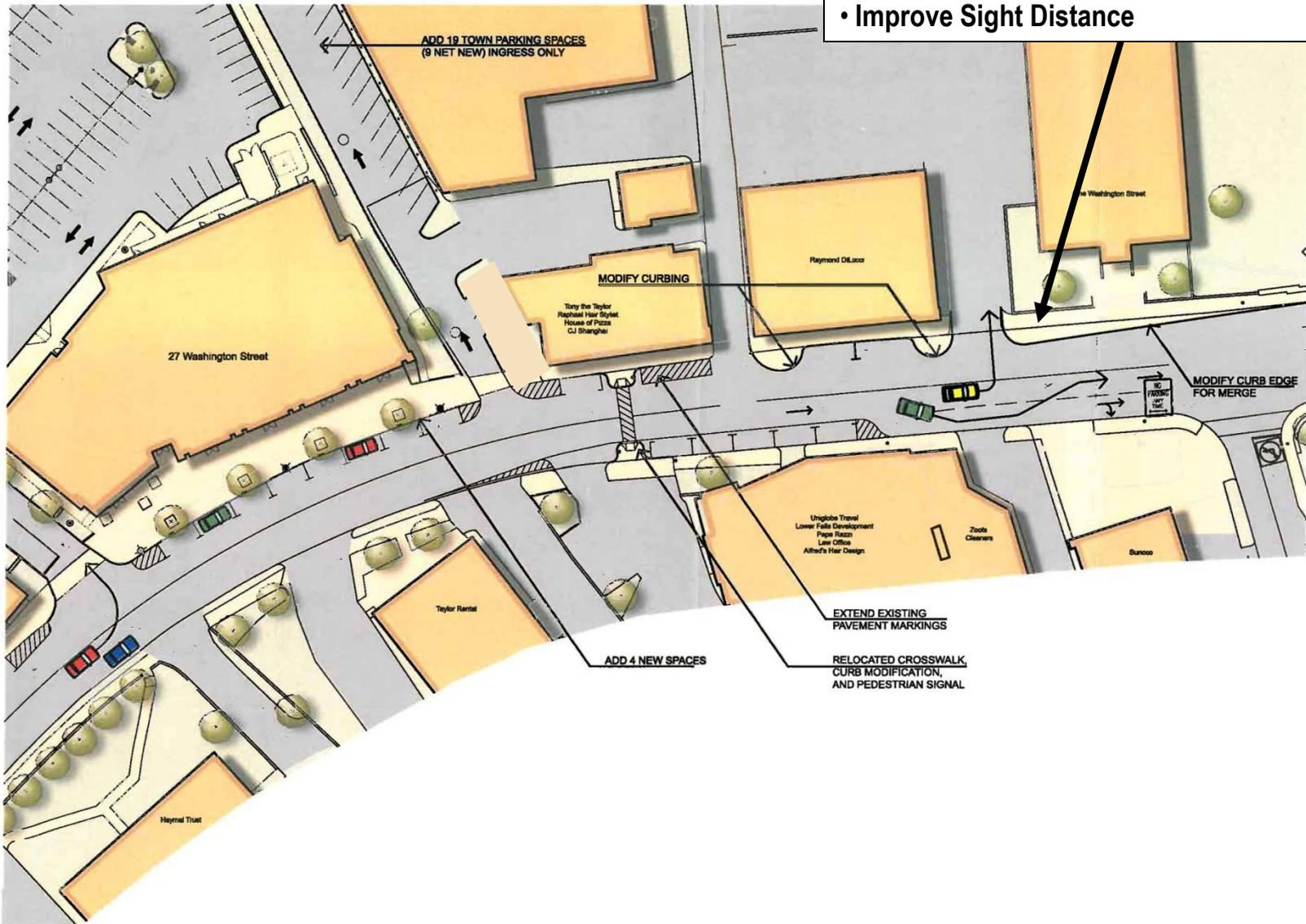








- Pedestrian Safety Improvement
- Improve Sight Distance



<b>NATIONAL DEVELOPMENT</b>	
DATE	BY
NOTE	DESCRIPTION
X	NO. DATE
<b>CONLEY ASSOCIATES</b> 214 Cambridge Street Boston, MA 02114 (617) 742-8111 (F) (617) 742-8355 <a href="http://www.conleyassociates.com">www.conleyassociates.com</a>	
PREFERRED <b>WASHINGTON ST IMPROVEMENTS</b> <b>27 WASHINGTON STREET</b> <b>REDEVELOPMENT</b> WELLESLEY, MA APRIL 23, 2008	
<b>SHEET</b> <b>1B</b> OF <b>3</b>	



### GRADING LEGEND

PROPERTY LINE	
	LIMIT OF WASHINGTON STREET IMPROVEMENTS CONSTRUCTION
	LIMIT OF WORK
	110 PROPOSED CONTOUR MAJOR LINE
	112 PROPOSED CONTOUR MINOR LINE
	1100.50 SPOT GRADE
	CATCH BASIN
	AREA DRAIN
	TRENCH DRAIN
	DRAIN MANHOLE
	SEWER MANHOLE
	WATER GATE
	HYDRANT
	TRANSFORMER

### GRADING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY GONSU LAND SURVEYORS OF BRIDGEWATER, MASSACHUSETTS AND IS DATED 24 JANUARY 2009. EXISTING PROPERTY LINE INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY HANCOCK ASSOCIATES OF MARLBOROUGH, MASSACHUSETTS AND IS DATED 14 JULY 2010.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSEMINATE AND BE PROVIDED WITH A DISSEMINATE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 5:1, UNLESS OTHERWISE NOTED.
- ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICES.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
- CONTRACTOR TO ADJUST UTILITY ELEMENT HEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

### SPOT GRADE REFERENCES:

- "INTERIM DCR BRIDGE APPROACHES-LAYOUT, GRADING AND DRAINAGE PLAN (01.0)" BY BEALS AND THOMAS, INC., DATED 05/08/2010.
- ELEVATION REPRESENTS THE WELLESLEY CITY BASE (W.C.B.) DATUM, WHICH IS 5.5' ABOVE NATIONAL GEODETIC VERTICAL DATUM (NGVD).

WALKWAY BY OTHERS.



# Parking Impact

	<u>Existing</u>	<u>Proposed</u>	<u>Net</u>
One Washington to Mica Lane	3	2	-1
Mica Lane to Town ROW	1	1	0
Town ROW to Site Driveway	4	8	4
Site Driveway to Columbia	4	2	-2
Columbia to Ledyard	10	8	-2
Ledyard to Glen Road	0	0	0
West of Glen Road	5	6	1
South Side	6	5	-1
	<u>33</u>	<u>32</u>	<u>-1</u>
Town ROW	10	17	7
Net New Parking Spaces			6

4/28/08  
 rev. 5/5/08  
 rev. 5/28/08

POST CONSTRUCTION MONITORING  
*(Excerpted from PSI Decision)*

Applicant shall provide a report detailing the status of the following items at: (i) **six months** and (ii) **twelve months** from issuance of Certificate of Occupancy:

- a. Incident to installation of the signal at Glen Road, applicant shall meet with principal of St. John's School to review and facilitate the operation of the signal and coordination with the school's entrance and egress.
- b. Following implementation of turn restrictions at River Street, applicant shall provide analysis of functioning of these restrictions.
- c. An analysis shall be completed of the performance of intersections and driveways.

## TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN *(Excerpted from PSI Decision)*

Applicant required to:

- designate space for a bus stop;
- allow bus to circulate through the retail/office parking lot;
- work with tenants to implement discount transit pass program;
- provide and post public transit schedules on the premises;
- provide bicycle racks to serve the retail/office building and the apartment buildings and in the vicinity of the river walk;
- work to implement “guaranteed ride home” program;
- Designate a TDM coordinator
- contribute \$10,000 to fund public transit study consultant;
- contribute \$10,000 to be used by the Town for additional landscaping and/or enhancement of the Town (former railroad) right-of-way

Implementation to be assessed as part of Post Construction Monitoring.