

April 25, 2008

Mr. Hans Larsen
Director of General Government
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

3016 – 36

Re: 27 Washington Street (Grossman's) Redevelopment
Peer Review of Project of Significant Impact-Municipal Systems Impact Analysis and Mitigations

Dear Mr. Larsen:

In response to BETA's peer review letter dated April 4, 2008 and our meeting with the proponent on March 20th, the following documents were submitted for BETA's review:

1. Traffic and Pedestrian Safety Supplemental Submission dated April 2008
2. Updated traffic analysis for One Washington Street/Washington Street dated 4/1/2008
3. Mitigated Alternative Plans and Analysis presented at the 4/14/2008 coordination meeting
4. Preferred Mitigation Plan received via e-mail on 4/21/2008
5. Parking Analysis and Land Use Trip distribution received at the 4/23/2008 coordination meeting

BETA has completed the review of the above documents and has no further comments; however, due to the complexity of pedestrian safety, parking, traffic safety, and congestion issues, we recommend that a follow-up traffic monitoring study be performed 6 months and 12 months following the completion of the project. The traffic monitoring will include evaluation of the left turn restriction on River Street and its impacts to Walnut Street.

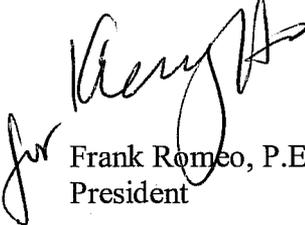
Based on our review, we find the traffic study is performed professionally and in conformance with industry standard, the current MassHighway Project Development & Design Guidelines and the Massachusetts Environmental Policy Act (MEPA) Guidelines.

BETA has also reviewed the various alternative mitigation plans developed to mitigate the traffic impacts associated with this project. At the recent coordination meeting with the proponent on 4/23/2008, mitigations improvements were discussed. We want to note that these mitigation improvements were developed based on providing pedestrian safety, vehicular operation safety, alleviating traffic congestion, minimizing the lost of on-street parking and concerns raised by residents. The mitigation improvements proposed are as follows:

- Proposed traffic signal at Glen Road and Washington Street will include Ledyard Street approach and St John's school. Full pedestrian signal and emergency pre-emption system will be included as part of the new traffic signal system. This signal will be interconnected with the Walnut Street and Washington Street intersection.
- Columbia Street approach sight distance improvements
- Project main site drive and Washington Street intersection design. Intersection to include a left turn bay and turning radius for SU-30/Emergency vehicle access and egress the site. We recommend that the site plans be provided to the Wellesley Fire Department for their review.
- Pedestrian safety design features - curb extension design at the crosswalk and at the northerly sidewalk on Washington Street. A high visibility pedestrian signal system will also be installed for this crosswalk.
- On-street parking impacts resulting from the pedestrian safety design features (southerly side of Washington Street reduced from six to five spaces and the northerly side reduced from three to two spaces).
- Left turn restriction during the morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00PM) peak hour periods from River Street to Washington Street.
- The Concord Street and Washington Street traffic signal upgrade and lane reconfiguration will require coordination with the City of Newton.
- TDM measures – shuttle services to nearby commuter stations, subsidized transit passes for employees, programs to encourage transit and carpooling.

If we can be of any further assistance regarding this matter, please contact me at our office.

Very truly yours,
BETA Group, Inc.


Frank Romeo, P.E.
President

Cc: Kien Ho, BETA Group, Inc.
Jennifer Conley, Conley Associates, Inc.

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