

Proposed Mixed-Use Building 80 Broadway

Arlington Redevelopment Board Hearing



Transportation Demand Management (TDM) PLAN

December 2022

Transportation Demand Management (TDM) Plan

1. How many apartments/condos and square feet of commercial area will there be?

This TDM has been prepared for a redevelopment project at 80 Broadway in Arlington. The site includes an existing 1,620 square-foot neighborhood liquor store (Menotomy's) with about eight parking spaces. It is proposed to raze the outdated structure and construct a new building with nine (9) residential dwelling units, a 1,567 square-foot commercial-retail store on the first floor, and 930 square-feet of professional office or commercial space on the second floor.

2. How much traffic will be generated from/to this site and will it impact Winter Street?

There will not be any vehicular access or egress between the site parking lot and Winter Street. However, there will be pedestrian access between Winter Street and the first floor residential lobby and commercial area. Winter Street is one-way northbound toward Broadway with a roadway pavement width of about 24 feet and no posted parking restrictions and sidewalks on each side. Broadway has a roadway pavement width of approximately 45 feet with one travel lane and parking and sidewalks on each side. The parking is regulated as One-Hour Parallel parking except at the eastbound and westbound #87 bus stops about fifty feet from the site.

Vehicle trip projections based on the Institute of Transportation Engineers (ITE) data is as follows:

ITE Land Use	Institute of Transportation Engineers Vehicle Trips					
	AM Peak Hour			PM Peak Hour		
	IN	OUT	TOTAL	IN	OUT	TOTAL
9 Dwelling Units	0	2	2	2	0	2
New Retail	1	0	1	12	13	25
Office	1	2	3	1	1	2
Total New	2	4	6	15	14	29
Existing Retail	1	0	1	13	14	27
Total New Trips	1	4	5	2	0	2

3. How do residents in this neighborhood currently commute to work?

The site is located in a densely populated area of Arlington where vehicle travel is not the primary mode of commuter travel. The site is located within the U.S. Census Tract: 3567.01 where only 41% drive alone and there is less than one vehicle per household. Three percent carpool, 26% take public transportation, over five percent bicycle, one percent walk, and 22%

work from home. These numbers are not surprising since the site is located less than a mile from the MBTA Red-Line Alewife rapid transit station to the south and less than a mile from the 11,000-student Tufts University to the northeast. Both of these high commuter generators are well within bicycle or even walking distance. Some customers to the retail and commercial space will drive while others will use public transportation, bicycle, and walk.

4. What is your goal for the total number of cars that will be at the site? Break out for residents and customers, and time of day?

There may be six vehicles parked overnight on the site. The commercial/retail areas will not start generating traffic until after the morning peak hour. At that time customers will share the open residential spaces. If needed a sign will be posted “Parking for Residents and Customers Only”.

5. If there is transit in the area, please provide information on bus routes and location of stops.

The Massachusetts Bay Transportation Authority (MBTA, or the “T”) and private bus operators run more than a dozen routes in and near Arlington. They provide convenient connections to Cambridge and downtown Boston, plus service to Burlington, Lexington, Somerville and Waltham. The primary routes serving Arlington, with frequent service including evenings and weekends, are the MBTA Red Line and the #77 bus.

The Red Line provides subway service between Alewife Station (near East Arlington) and Somerville (Davis Square), Cambridge and Boston. Every bus route in Arlington, except for the #80, connects to the Red Line. The Minuteman Bikeway also provides convenient bike and pedestrian access from East Arlington to Alewife Station.

Bus Line #87 runs adjacent to the site on a ten-minute headway between Arlington Center and Lechmere. This route also provides linkage to Bus Lines # 88, 89 & 93 which are less than ½ mile from site.

Other MBTA bus routes (see www.mbta.com for schedules) include

- #62 Alewife to Arlington Heights (via Park Avenue), then to Lexington and Bedford
- #67 Alewife to Turkey Hill via Pleasant Street and Arlington Center
- #76 Alewife to Hanscom Air Base, via the Route 2 service road and Lexington.
- #78 Harvard to Arlmont or Arlington Heights
- #79 Alewife to Arlington Heights via Mass Ave.
- #80 Lechmere to Arlington Center via Somerville and West Medford (Tufts University). Green Line connection at Lechmere.
- #84 Alewife to Arlmont
- #87 Lechmere to Arlington Center, via Broadway in Arlington. Red Line connection in Davis Square, Somerville.
- #350 Alewife to Burlington, via Mass Ave in East Arlington and Mystic Street. Serves Burlington Mall.
- #351 Express bus between Alewife and office parks along Mall Road and Middlesex Turnpike in Burlington.

Other services from Alewife include

- Alewife Shuttles: two routes run by the Route 128 Business Council (www.128bc.org), between Alewife and several office parks in Lexington and Waltham.
- World Wide Bus. Express bus between Alewife and New York City (www.worldwidebus.com)

6. How will you communicate with tenants/condo owners and customers about expectations for vehicles and alternative transportation?

A tenant manual on travel choices that outlines available area public transportation routes, services, and schedules; consideration for reserved rideshare spaces on the site for zip car or equivalent; and membership in the Route 128 Business Council which offers member-tenants access to a host of transportation benefits including access to the Bay State Commute rideshare (ride matching) platforms, emergency ride home program for those electing to use alternative travel modes for work commute, bicycle safety and repair clinics, MAPC Greater Boston Cycling and walking maps and other programs aimed at encouraging alternative travel mode use. The following three bicycling trails will be identified:

- Minuteman Bikeway Trail. Easy• 4.4(716) #1 - Minuteman Bikeway Trail. Arlington, Massachusetts. Length: 10.0 mi•Est. ...
- Alewife Linear Park. Easy• 4.2(115) #2 - Alewife Linear Park. Arlington, Massachusetts. Length: 1.8 mi•Est. ...
- Alewife Greenway. Easy• 3.9(91) #3 - Alewife Greenway. Alewife Brook Reservation

7. Which of the following TDM Measures will you use to reduce car travel to the site?

Only six parking spaces will be provided on site which will discourage vehicle ownership. All residential units provide shower facilities and even the professional office may elect to utilize this option. A covered bicycle storage facility for fourteen bicycles is provided on site.

It actually appears this particular project will not have a high vehicular demand rate. As seen earlier, this neighborhood does not characteristically have a high demand for vehicle commuting or ownership. Even the existing retail liquor store does not have a parking problem. Most customers visiting the store know what they want to purchase before they enter, thus, they spend very little time in the parking lot. The ITE Trip generation shows only 12 vehicles will arrive and only 13 will leave during the critical evening peak hour when tenants are arriving home. Twelve vehicles per hour is equivalent to one vehicle every five minutes.

