

-DRAFT-

PARKING AND TRANSPORTATION DEMAND MANAGEMENT

MULTI-TENANT LIFE SCIENCE CENTER

*1050 Waltham Street
Lexington, Massachusetts*

Prepared for:
Greatland Realty Partners LLC

~~December 17, 2019~~
February 5, 2020

EXECUTIVE SUMMARY

This report presents an initial draft Parking and Transportation Demand Management (PTDM) program for the proposed multi-tenant life science center located at 1050 Waltham Street in Lexington, MA (The “Property”). The PTDM presented herein is developed in accordance with requirements of Planning Board Zoning Regulations Ch. 176 §9.4.2(6) Major Site Plan Review and provides the basis for subsequent PTDM reporting to the Town.

E.1 PROJECT DESCRIPTION

The existing Site is located at 1040—1050 Waltham Street which includes two general office buildings totaling 68,000± sf and a 236± space surface parking lot. Access is currently provided via two ~~full access/egress~~ driveways along Waltham Street. Under the proposed programming, the existing office buildings and parking areas will be removed and a new 157,000± sf building (~~151,000± sf office with first floor 6,000± sf ancillary amenity space~~) will be constructed with on-site parking ~~provide~~provided for up to 475± vehicles with a combination of surface spaces and structured parking ~~spaces~~. Proposed access/egress is proposed via two driveways along Waltham Street at/or near the location of the existing southern driveway and to the north of Lexington Ridge Drive.

E.2 TRIP GENERATION

New traffic generated by the project was estimated using trip rates published in ITE’s *Trip Generation*¹ assuming ~~an~~ office ~~land-usesuse~~, Land Use Code (LUC) 710 – General Office. While actual tenancy of the Site is expected to principally be research and development and lab space

¹*Trip Generation*, 10th Edition; Institute of Transportation Engineers; Washington, DC; 2017.

-DRAFT-

~~with ancillary retail functions~~, the use of this land use category for analysis of impact purposes represents a conservatively high trip estimate of likely operations at the Site. Further, no trip credits (reduction) were taken for alternative transportation modes or internal trips between the various on-site uses; actual trip activity is again likely to be lower than estimated assuming implementation of an effective PTDM program for the Site.

Projected trip generation based on unadjusted ITE trip rates and no credit for PTDM programming would result in a ~~net increase above existing Site use~~ total trip generation of approximately 182 trips (157 entering and 25 exiting) during the weekday morning peak hour and 181 trips (29 entering and 152 exiting) during the weekday evening peak hour. On a daily basis the project is estimated to generate approximately 1,530 trips with half entering and half exiting over a 24-hour period.

Relative to existing Site occupancy by 68,000 sf of office use, the proposed (redeveloped) campus results in a net increase of 868 new daily vehicle-trips, 103 vehicle-trips during the weekday AM peak hour and 103 vehicle-trips during the weekday PM peak hour. This scenario represents operations under a development scenario with an all office use of the ~~building~~ buildings on the Property.

E.3 PTDM MITIGATION

PTDM policies are to be implemented by the proponent as outlined below that is consistent with the principles outlined in the Town's Transportation Management Overlay District plan. These principles include multimodal consideration and PTDM techniques that are reasonably calculated to reduce the number of vehicle trips generated by a development, and that encourages voluntary participation in PTDM programs by those not required to participate. The PTDM comprises physical elements as well as programmatic elements that include programs and policies cited herein.

The PTDM Plan endeavors to provide equitable access to various transportation modes for campus tenants and visitors as well as offer associated incentives to encourage the use of travel modes that reduce dependency on single occupant vehicle (SOV) use. The Plan seeks to achieve this by incorporating design elements and programs that encourage biking, walking, ride sharing and transit use which include a system of sidewalks that integrate with the pedestrian and bicycle infrastructure along Waltham Street and Lexington Street (Waltham); expands on-site bicycle accommodations including ~~indoor and exterior~~ bike parking as well as supporting features such as shower and locker facilities; establishes a bike and car share program; provides a shuttle bus connection to public transit and a transit subsidy program; and offers a participation incentive program that rewards participation in alternative travel modes including vanpools/carpools.

-DRAFT-

Parking and Transportation Demand Management (PTDM) Commitments

Greatland commits to the following program elements as part of the PTDM for the Property:

- *Route 128 Business Council Membership.* Greatland will join as a paid member of the Route 128 Business Council. This partnership will provide the 1050 Waltham Street tenants with valuable resources including:
 - Carpool matching database
 - NuRideBay State Commute (The Commonwealth's ridematching and rewards program)
 - Alewife Shuttle (subject to extension to Waltham Street/Pendingpending)
 - GuaranteedEmergency Ride Home
 - Individual transportation and route planning assistance
 - Bicycle route maps and route planning assistance
 - On-site commuter benefit events
 - On-line trip planning tools

- *Transportation Coordinator.* Greatland Properties will designate a transportation coordinator that communicates with tenant employees through frequent emails, tweets, and building memorandums announcing programs, incentives, reminders, and other useful information intended to decrease single occupancy vehicles (SOV's).

- *Shuttle Services.* Greatland Properties will ~~consider participating~~participate in a sponsorship of the Alewife Shuttle if and to the extent that the service currently serving the Hayden Avenue corridor (Alewife Route A North Shuttle) can be expanded to include 1050 Waltham Street; the feasibility of such extension ~~is still being~~will be determined through consultation with the Route 128 Business Council. Alternatively, Greatland Properties ~~is also in discussions~~will collaborate with surrounding property owners to ~~determine the feasibility of mutually funding and augmenting existing~~fund a shuttle ~~services~~ serving the Waltham Street corridor that ~~also~~ provides a connection to the Alewife Station.

If the Route 128 Business Council shuttle cannot be extended to serve the Project, or another shuttle service cannot be provided to serve the Project in collaboration with surrounding property owners, Greatland will implement on a trial basis a private shuttle service between the Project and Alewife Station for a period of 12 months, beginning at 80 percent building occupancy. Monitoring of shuttle promotion and ridership during this trial period will be conducted daily with reporting to the Town to determine continued viability of the service. If average daily ridership levels of fewer than 25 employees is documented, the private shuttle service serving the Project will terminate and shall be replaced by an annual contribution of \$5,000 for a term of five

-DRAFT-

years to develop a shared shuttle with other South Lexington area property owners, in consultation with the Lexington Transportation Manager.

- Pre-Tax Transit Pass Sales Program. Greatland shall require all tenants of the Project to implement a pre-tax transit pass sales program through the MBTA Perq Program or a similar program.
- *Employee Transit Subsidies.* Greatland shall encourage its tenants to provide reimbursement of a portion of the cost of monthly T-passes and the Alewife Shuttle to all new tenants at the Property through lease agreements.
- *On-Site Showers/Lockers.* The Property's facilities will be outfitted with showers and locker facilities in locations to encourage bicycle commuting and employee exercise programs.
- *Bike Share Program.* As part of the Bike Share program, tenants will have the ability to sign out a bicycle to pick-up lunch, do other local errands, or just enjoy a ride. Multiple sized helmets will be made available. The above referenced amenities will include the on-site shower and changing facility which will be available to support the program. Sufficient on-site area will also be provided to accommodate a public bike share program to the extent the Town identifies and implements such a program, subject to issuance of a release of liability for inclusion of such a facility for public use.
- *Bicycle Storage Facilities.* Bike storage facilities for the project will be provided to include bike racks within the garage or building, ~~and exterior bike racks at building entrances and ground level retail entries.~~ The quantity of bikes stored on the racks will be monitored closely on a daily basis to ensure adequate space is available. Greatland is committed to provide additional bike storage as storage and rack occupancy levels increase.
- *Bicycle Network – Waltham Street.* To improve bicycle access in the vicinity of the Project, prior to Site Plan Review, Greatland will provide a pavement marking design plan of Waltham Street similar to the attached "Figure 13, Conceptual Roadway Improvement Plan" prepared by MDM Transportation Consultants, Inc. dated February 5, 2020, that includes two thru-lanes, left hand turning lanes at major driveways and shoulders for bicycle accommodation, starting from the Lexington-Waltham Town line, continuing north beyond the Property, and transitioning to the existing pavement markings approximately 300 feet north of the Project site subject to approval by the Town Engineer.

-DRAFT-

- *Car Share Service.* As part of this PTDM, Greatland ~~Properties~~ commits to reserving up to three (3) parking spaces for a car sharing service such as ZipCar should a provider opt to place such vehicles on the Property. Car share parking spaces will be located within the Property at a mutually acceptable location to be determined in consultation with the car share provider, recognizing that such vehicles must be accessible by all car share subscribers (whether or not employees of the Property).

- *On-Site Support Services/Amenities.* The Property's facilities will include proposed services and physical amenities in locations that encourage employees to remain on-site for essential services and internalize trip making to the Property including:
 - A "grab and go" food service in the building
 - Employee fitness ~~facilities~~ facility
 - On-site mailboxes
 - On-site FedEx and/or UPS boxes
 - Showers and changing rooms in the building
 - Path connection to the trail system at the adjoining Brookhaven property
 - A bike share program with bicycles available to sign-out by employees

- *Central Listing of Alternative Transportation Services.* As an integral part of this PTDM, Greatland will develop a website to post information regarding area transportation and local businesses. The proponent will also post information regarding its Bike Share ~~programs~~ program, and if available a public bike share program. Shuttle services and other public transportation routes/schedules will also be posted at the Property. A transportation information kiosk will be placed in a building lobby area that is highly visible to tenant employees and visitors, with materials to be refreshed every quarter or as needed.

- *Transportation Management Events.* To incentivize employee participation in all programs, Greatland is committed to promoting multiple transportation management events (e.g. meetings, promotional events, email bulletins, etc.) throughout the year. Administration of transportation management events for the Property will be the responsibility of the Transportation Coordinator in coordination with the Route 128 Business Council TMA.

- *Town Sponsored Transportation Events.* The Transportation Coordinator will coordinate with the Town's Transportation Manager to promote awareness of Town-sponsored transportation events and programs as may be offered from time to time.

- *Vehicle Charging Stations.* Electric vehicle charging stations/outlets will be provided within the garage for use of employees and visitors. Initially the total number of stations

-DRAFT-

will be set at ~~three (3)~~ ten (10) but may be increased over time based on actual use of these stations. Greatland will pre-wire a portion of the garage to facilitate additional charging stations to meet actual demand over time.

- *HOV Parking Spaces.* To incentivize carpooling at the Property, high occupancy vehicle/carpooling spaces will be located in close proximity to the building. These spaces will be reserved for registered carpool groups and will be administered by the Transportation Coordinator for the Property.
- *Nature Trail Promotion and Wayfinding.* The Property is proximate to an extensive nature trail system within the nearby James Falzone Memorial Park. This trail system is most directly accessed via the adjoining Brookhaven property. Accordingly, Greatland will consult with the Brookhaven property owner to ~~explore the potential for~~ implement a path connection from the Property to the Brookhaven property with appropriate wayfinding signs to encourage employee awareness and use of the nature trail system. Greatland shall tender to the Town for acceptance, a recorded easement to the public to allow for pedestrian access from Waltham Street across the Property to the trail network accessible through the adjoining Brookhaven property (subject to agreement and coordination with Brookhaven). This easement shall be limited to daytime use only and will be properly marked with signage installed and maintained at the Owner's expense. The easement will be subject to the Owner's reasonable rules and regulations so as not to interfere with the use and operation of the Project. Greatland shall not be responsible for improvements or easements on the adjoining Brookhaven property.
- *Enhanced Pedestrian Crossing/Connectivity – Waltham Street.* The existing signalized pedestrian crossing at Waltham Street will be updated and relocated to the proposed southerly Site driveway to facilitate and encourage pedestrian connection to various retail and restaurant outlets in Waltham along Lexington Street, and the trail network accessible through the adjoining Brookhaven property (subject to agreement and coordination with Brookhaven). The improved crossing will feature a crossing that meets current ADA requirements and is equipped with a state-of-the-art pedestrian-activated crossing beacon (Rectangular Rapid Flash Beacon/RRFB). Alternatively, and subject to meeting applicable warrants and approval by the Town Engineer, a High Intensity Activated Crosswalk Beacon (HAWK) option may be implemented. The approximate location of the crossing is presented in the attached "Figure 13, Conceptual Roadway Improvement Plan" prepared by MDM Transportation Consultants, Inc. dated February 5, 2020 which location may be amended or modified pending input from the Town Engineer.
- *Bus Stop/Shelter.* A bus stop/shelter along Waltham Street in the vicinity of the southerly driveway will be provided if deemed appropriate by the Town to support shuttle service

-DRAFT-

to/from the Project and/or public transportation along Waltham Street including Lexpress and MBTA. Such facility shall be subject to review and approval of the Town Engineer and consultation with transit providers including Lexpress and the MBTA (if applicable) to ensure ADA compatibility and appropriate sizing.

- *Tenant Manual.* Greatland will provide a tenant manual which will outline information to tenants and employees with respect to the available PTDM programs and to provide contact information for the Transportation Coordinator.

Annual PTDM Monitoring Report

Greatland will prepare an annual PTDM monitoring report for transmittal to the Town's Transportation Manager that identifies the status, participation level and/or inventory of each component of the PTDM program to include the following:

- Summary of property building size, building occupancy/vacancies and employment levels.
- Parking inventory that quantifies the garage and surface parking supply by category including HOV/carpool, handicap accessible, car share spaces, EV charging spaces, and visitor spaces.
- Property tenant employee commuter survey results that summarizes commuting methods and preferences. The tenant employee survey shall be administered on a biennial basis by the Transportation Coordinator to provide an inventory of employee commute distances and methods (drive alone, public transit, carpool, walk/bike and other).
- Status reporting on PTDM mitigation elements:
 - Route 128 Business Council Membership
 - Transportation Coordinator contact information
 - Shuttle Service
 - Participation level in transit subsidy program
 - Bike Share program inventory and participation level
 - Bike space inventory
 - Car Share inventory and coordination efforts
 - Property Website link
 - Summary of transportation management events held at the Property
 - Summary of registered carpool groups at the Property
 - Copy of tenant manual