



603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Traffic Impact Statement

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. CAM-0042

TO: City of Cambridge Planning Board
FROM: Tony Capachietti, *Project Manager*
DATE: September 6, 2018
Revised October 28, 2018
October 31, 2018
SUBJECT: Ascend Mass, LLC
Proposed Registered Marijuana Dispensary
200 Monsignor O'Brien Highway
Cambridge, MA

Hayes Engineering, Inc. (HEI) has prepared the following Traffic Impact Statement in support of the proposed Registered Marijuana Dispensary (RMD) at the above address in accordance with section 11.803(c) of the City's Zoning Ordinance. This statement was prepared on behalf of the project proponent, Ascend Mass, LLC. The purpose of this Impact Statement is two-fold:

- To estimate the intensity, frequency and mode of transportation for client and employee trips to the proposed RMD; and
- To identify the frequency and scale of deliveries to and from the site.

The existing building located at the southeasterly corner of the intersection between Monsignor O'Brien Highway (Route 28) and Third Street in East Cambridge. The existing two-story, approximately 5,100-sf., brick structure is currently occupied by Lechmere Rug, a carpet retailer and installer.

Site Accessibility

The proposed RMD is located on the southerly side of Monsignor O'Brien Highway at its intersection with Third Street in the neighborhood of East Cambridge. Off-street parking is available adjacent to the building in an existing seven (7) space parking lot on the property. On-street parking is limited in the vicinity of the building. Public parking is available at the nearby pay lots on First Street and Canal Park.

The proposed RMD is readily accessible via the MBTA subway and is within 700-feet of the Lechmere Green Line stop.

The site is also located conveniently to four (4) MBTA bus routes and is within 500-feet of stops for the 69, 80, 87 and 88 routes.

The proponent intends to encourage both patients and employees to utilize alternative modes of transportation to minimize project impacts on both parking and traffic.



Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, supplemented with survey data from an existing RMD operating in the City of Cambridge.

Existing Condition:

The previous use at the facility is best classified by ITE Land Use Code (LUC) 180 – Specialty Trade Contractor:

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

Estimated Trip Generation rates for the existing 5,100± square foot (sf.) facility under its prior use are summarized in Table 1, below. ITE Trip Generation Graphs for the above Land Use Code accompanies this report as Appendix A.

TABLE 1
 Trip Generation, *Prior Use*

<u>Time Period/Direction</u>	<u>LUC 180 – Specialty Trade Contractor Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	52
Weekday AM Peak Hour	10
Weekday PM Peak Hour	11
Saturday Daily	Not Published

⁽¹⁾ Based on 5,100± sf of floor area

Proposed Condition:

The proposed RMD use is best classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) 882, Marijuana Dispensary, defined in the ITE Trip Generation Manual, 10th Edition as being:

... a standalone facility where cannabis is sold to patients or consumers in a legal manner.

Trip Generation rates for the proposed 5,100± sf. RMD are summarized in Table 2, below. ITE Trip Generation Graphs for Land Use Code 882 accompany this report as Appendix B. It



Traffic Impact Statement
 Ascend Mass, LLC
 200 Monsignor O'Brien Highway
 CAM-0043
 September 6, 2018
 Revised October 28, 2018
 October 31, 2018

should be noted that the ITE cautions the use of this data as it is from a small sample set and the proposed RMD size is outside of the ITE study range.

TABLE 2

Trip Generation, *Proposed Use*

<u>Time Period/Direction</u>	<u>LUC 882 – Marijuana</u>
	<u>Dispensary</u>
	<u>Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	1,289
Weekday AM Peak Hour	106
Weekday PM Peak Hour	153
Saturday Daily	1,322

⁽¹⁾ Based on 5,100± sf of floor area

The ITE numbers resulted in excessive and unbelievable trip estimates and were checked against real data from point of sales for customer counts from an existing and operating 1,600-sf. RMD in the Harvard Square section of Cambridge. The facility was surveyed during the month of February 2018 and averaged 21 customers per day, an average rate of 13.13 customers per 1,000-sf. Using this observed data, the proposed 5,100-sf. Ascend dispensary is anticipated to serve approximately 67 medical customers daily with an additional 3 employees at the site.

Not all of the vehicle trips anticipated by the proposed dispensary represent new trips. It is anticipated that many customers to the facility will be pass-by, pedestrian or public transit riders and the facility will have minimal impacts to vehicle traffic conditions in the area. Studies have shown that for developments such as the proposed dispensary a substantial portion of vehicle trips are from existing traffic passing by the site or diverted from another route to a the proposed site. Data presented in the ITE Trip Generation Handbook indicates that for the average percentage of pass-by trips for Pharmacy/Drugstores without Drive-Through Windows is 49-percent during the weekday PM peak hour.

The City of Cambridge provides access to a robust public transit system and actively encourages the use of alternative modes of transportation. The proposed use is not anticipated to cause a significant change to existing mode splits in the vicinity. The Proponent seeks to encourage the use of alternative modes of transportation among its employees and customers.

Deliveries

Ascend anticipates approximately eleven (11) deliveries to and/or from the RMD per week. Deliveries to the site will consist of marijuana and marijuana containing products every other day, up to four (4) times per week. This includes the delivery of product and removal of marijuana containing waste for disposal at Ascend's cultivation and processing facility. Cash will be picked up daily from the facility or upon reaching a monetary threshold up to seven (7) times per week.



Traffic Impact Statement

Ascend Mass, LLC
200 Monsignor O'Brien Highway
CAM-0043
September 6, 2018
Revised October 28, 2018
October 31, 2018

Deliveries will be conducted in accordance with provisions of the Security Plan on file with the Department of Public Health and shall occur at random times outside of normal business hours (between the hours of 9pm and 11am). Deliveries will use off-street parking adjacent to the facility.

Parking:

The proposed dispensary will use existing the existing off-street parking lot adjacent the building to provide parking for four (4) vehicles and one (1) handicap plate/placard vehicle (van accessible). The parking lot will also include eight (8) bicycle racks that will accommodate sixteen (16) bicycles for use within the lot, one rack will be dedicated to employee bicycle parking. Ascend will provide indoor bike lockers for employee use.

Mitigation:

Although the Applicant does not anticipate that the proposed dispensary use will result in any adverse traffic impacts, the Applicant is willing to undertake any of the following traffic mitigation efforts to protect against adverse effects:

- Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
- Provide lockers in the break room for employees that walk or bike to work;
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
- Provide employees a gold level Bluebikes membership to encourage employee use of alternatives to single-occupancy vehicles for commuting.
- Provide customers with information regarding transportation options to access the facility;
- Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
- Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.