

MEMORANDUM

TO: Rick Lincoln, Coneco Engineers and Scientists

FROM: Jeffrey T. Bandini, P.E., PTOE

DATE: June 12, 2023

RE: Proposed Residential Development
Rockland, Massachusetts

McMahon, a Bowman Company (McMahon), has prepared this supplemental memorandum for the proposed Shinglemill Apartments, herein referred to as "the Project", to be located at 75-79 Pond Street in Rockland, MA. McMahon previously completed a Traffic Impact Study (TIS) dated November 2019, and supplemental memorandum dated February 14, 2022. The purpose of this memorandum is to evaluate the trip generation for the Project based on the Comprehensive Permit Plans, prepared by Coneco Engineers and Scientists and dated April 26, 2023. Based on the Comprehensive Permit Plans, the proposed number of dwelling units and parking spaces has decreased to include 199 units and 299 parking spaces.

The Project would include the development of two five-story residential buildings. One building is proposed to consist of 99 dwelling units, and the second building is proposed to consist of 100 dwelling units, for a total of 199 dwelling units. As part of the Project, a total of 299 surface parking spaces are to be provided on site, including seven accessible spaces which would be located by the entrance of each proposed building. The proposed Project access is consistent with the information presented in the TIS and would be provided via one full-access driveway on the southwest side of Pond Street, approximately 330 feet northwest of Longwater Drive. The proposed driveway would be under stop-control and would consist of two approach lanes, one for each left-turning and right-turning vehicles exiting the site.

A summary of the review and our findings is presented below.

Trip Generation

The number of vehicle trips associated with the Project based the Comprehensive Permit Plans were estimated based on data presented in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation Manual, 11th Edition*. This edition of ITE's *Trip Generation Manual* was published in 2021, after the submission of the November 2019 TIS. The latest edition reflects modernized trip generation information for various land uses compiled from studies conducted by members nationwide. Vehicle trip estimates for the proposed residential development were based on data presented in this publication for Land Use Code (LUC) 211 – Mid-Rise Multifamily Housing.

Table 1 presents a summary of the estimated vehicle trips associated with the proposed development based on the latest site plan.

Table 1: Proposed Project Trip Generation

Description	Weekday AM Peak			Weekday PM Peak			Weekday		
	Hour			Hour					
	In	Out	Total	In	Out	Total	In	Out	Total
Proposed Residential Development ⁽¹⁾	17	58	75	48	30	78	452	452	904

(1) ITE, *Trip Generation Manual, 11th Edition* LUC 221 (Mid-Rise Multifamily Housing), based on 199 units.

As shown in Table 1, the proposed residential development is anticipated to result in approximately 75 new vehicle trips (17 entering vehicles and 58 exiting vehicles) during the weekday morning peak hour, and approximately 78 new vehicle trips (48 entering and 30 exiting) during the weekday afternoon peak hour. The site is estimated to generate 904 daily trips (452 entering vehicles and 452 exiting vehicles).

The trip generation estimates based on the Comprehensive Permit Plans are lower than those presented in the November 2019 TIS, and therefore present a conservative estimate of the anticipated impact within the study area.