

# CASCADE WAYLAND



Comprehensive Permit Application  
August 22, 2017 PowerPoint Presentation

# Project by:

## **Developer**

Eden Management, Inc.  
80 Hope Ave #512, Waltham, MA 02453

## **Civil Engineer and Landscape Architect**

Beals and Thomas  
144 Turnpike Road Southborough, MA 01772

## **Transportation**

Vanasse Hangen Brustlin Inc.  
101 Walnut Street Watertown, MA 02472

## **Architecture**

Finegold Alexander  
77 North Washington St Boston, MA 02114

## **On Site Engineering**

Onsite Engineering, Inc.  
279 East Central Street, Franklin, MA

## **Geosphere Environmental Engineering**

Geosphere Environmental Management, Inc.  
51 Portsmouth Avenue, Exeter, NH

## **Legal Counsel**

Bobrowksi, Blatman & Haverty, LLC  
9 Damonmill Sq., Concord, MA



# Overview

- Civil
- Landscape / Architecture
- Transportation



Application for Comprehensive Permit

# Civil

## *Overview of Wetlands, Septic and Existing Conditions*



# Existing Conditions





# Existing Conditions Continued...



# Existing Conditions Continued...





# Existing Conditions Continued...













# Architecture









HS140





# Transportation





# Scope of Review

- ☐ Develop a scope of study with input from Planning Department
- ☐ Perform field inventory of roadway conditions
- ☐ Collect detailed traffic data on the roadways
- ☐ Observe morning and evening peak traffic operations
- ☐ Analyze current conditions
- ☐ Estimate future traffic conditions with and without Project
- ☐ Analyze future traffic conditions
- ☐ Optimize site layout and circulation
- ☐ Identify opportunities for improvements



# Traffic Study Area





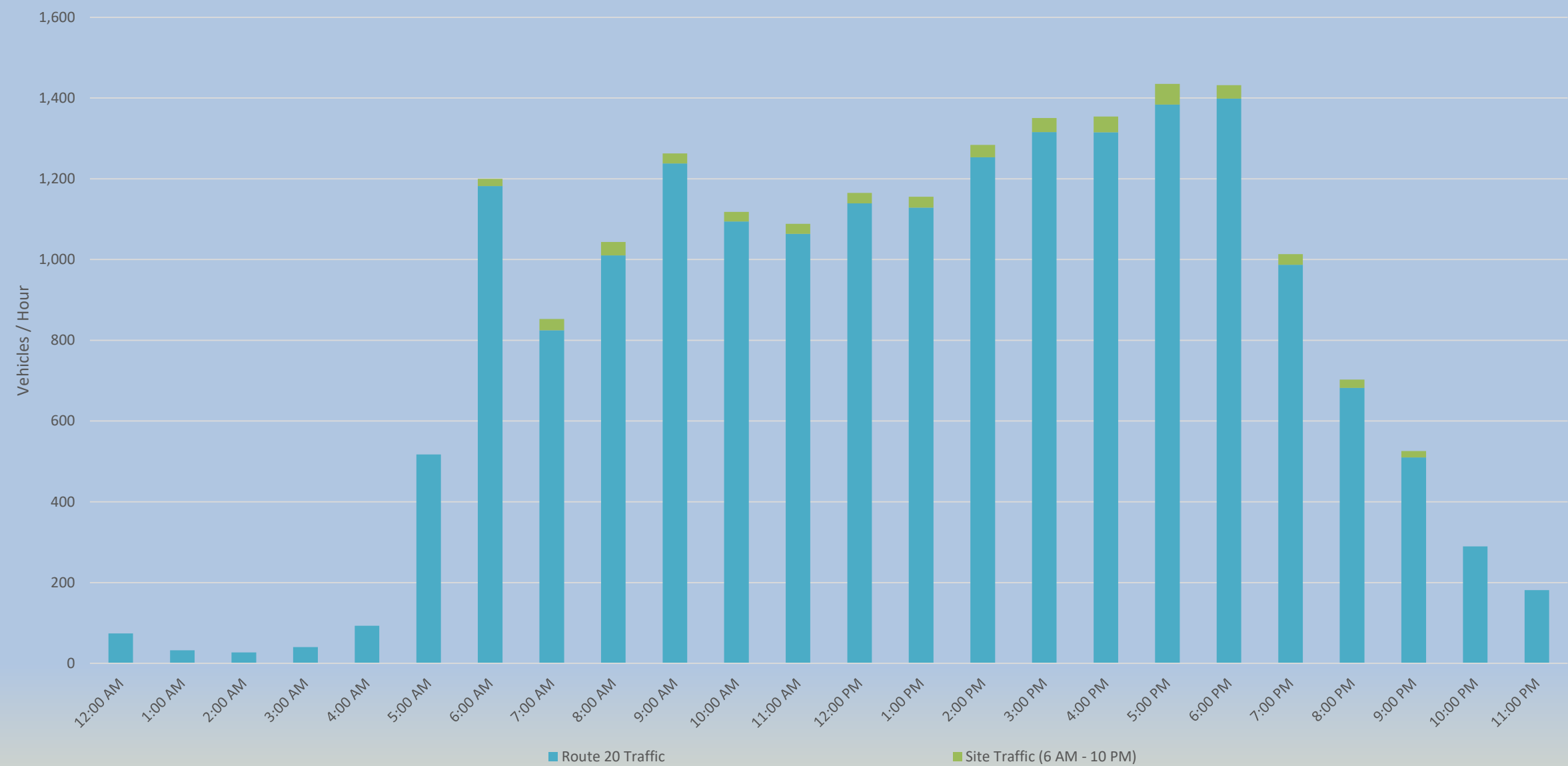
# TRAFFIC VOLUME COMPARISON

		Site Traffic*	
Time Period	Total Roadway Traffic without the Project	Garden Center Use	Proposed Residential Use
AM Peak Hour	1,240	30	33
PM Peak Hour	1,405	85	51

NOTE: ALL NUMBERS IN ‘VEHICLES/HOUR’

\* Estimates based on Institute of Transportation Engineers (ITE) Guidelines

# HOURLY TRAFFIC FLOW (ROADWAY + SITE)

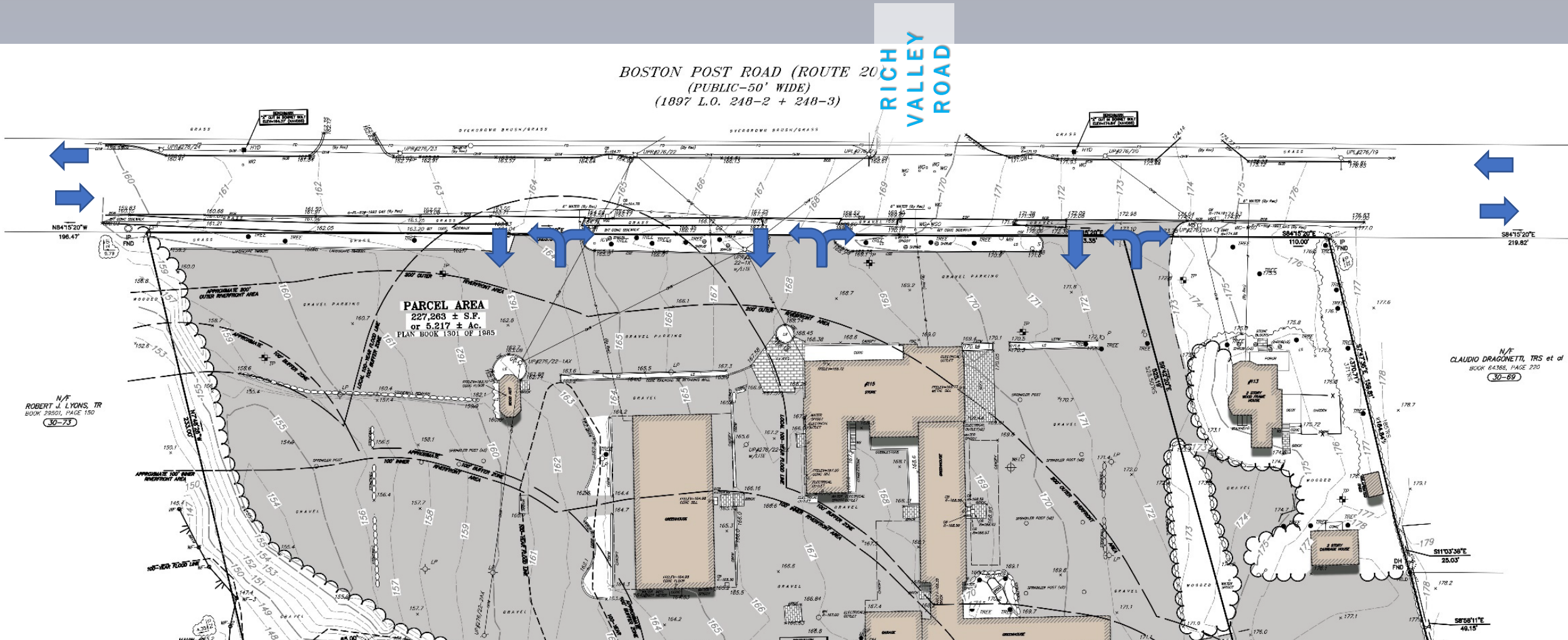




# Study Highlights

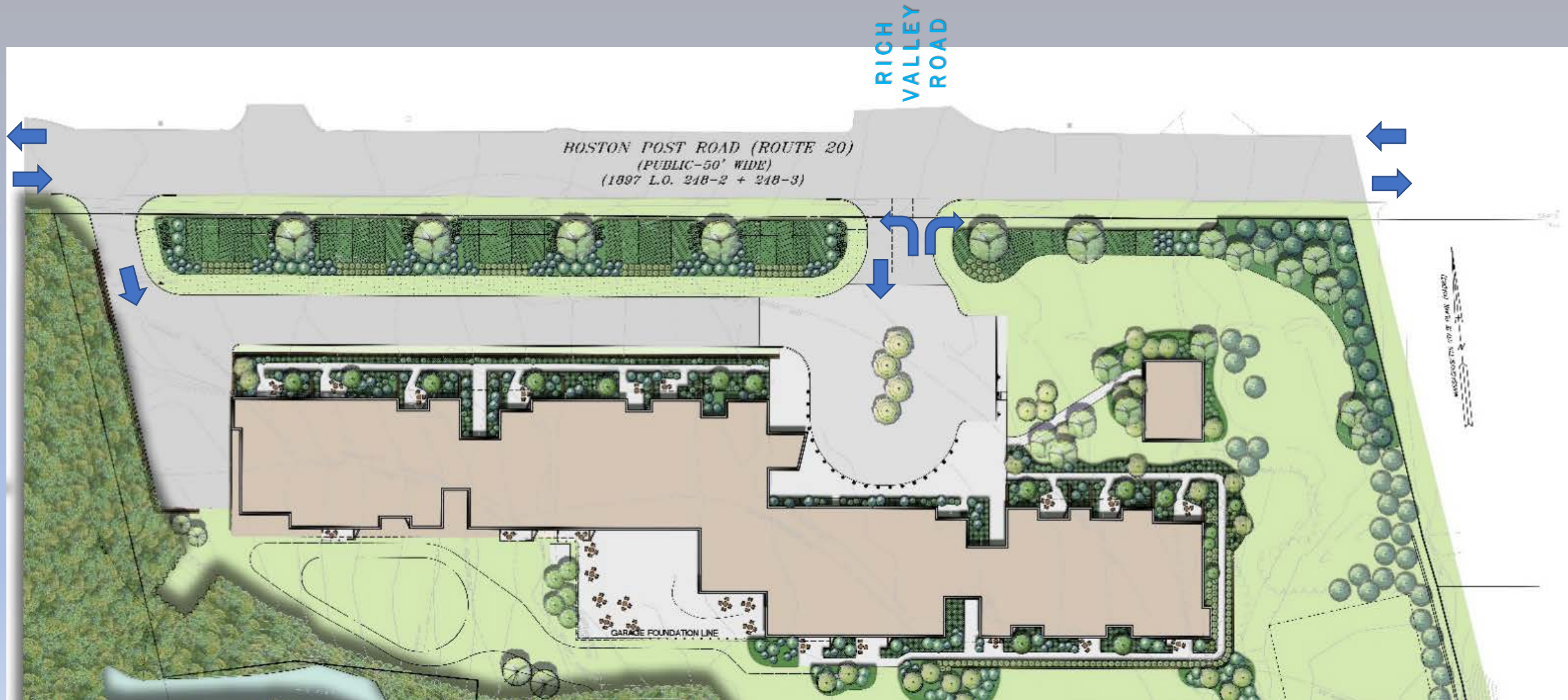
- During peak commuter hours, Site generated traffic is a small fraction of the roadway traffic.
- Estimated peak hour traffic for a garden center use is more than that of the proposed residential use. Traffic on weekends and holidays much higher.
- Site traffic orientation matches roadway traffic patterns; predominantly eastbound in the AM and westbound in the PM.
- Site traffic is not high enough to trigger traffic signal control.
- Driveway consolidation and sidewalk enhancements proposed.
- MassDOT permitting of curb cuts prior to construction.

# EXISTING SITE ACCESS





# PROPOSED SITE CIRCULATION



# Next Steps

- Continue to address town's comments during ZBA review
- Develop MassDOT Permit application
- Construct access and sidewalk enhancements



# Conclusion

- The proposed 60-unit residential development will generate a small fraction of the prevailing traffic volume on Route 20. The Study indicates that the additional development related traffic will have a minimal impact on Route 20 traffic operations. Additionally, the development replaces an active garden center that generated significant volume of traffic.

