

Ref: 7413

May 24, 2019

Ms. Rachna D. Balakrishna
Mason & Murphy, Inc.
1299 Beacon Street
Brookline, MA 02446

Re: 1299 Beacon Street
Brookline, Massachusetts

Dear Rachna:

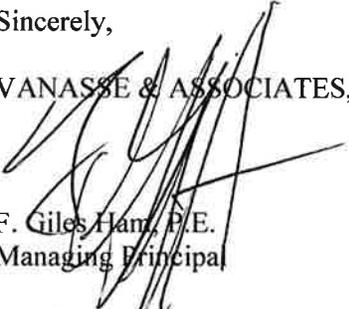
Vanasse & Associates, Inc. (VAI) has provided supplemental information with respect to Senior Housing versus Apartment Land Use categories. The attached is a summary of the Senior Adult Housing description and, as shown, age-restricted housing is included in the category. In addition, the methodology utilized by VAI was approved by the Town peer consultant.

The attached table summarizes the comparison of vehicle trips utilizing the alternative apartment category. As shown, using the apartment category would result in 4 to 5 additional trips which would not change the study or any of the findings.

I trust that this information is useful.

Sincerely,

VANASSE & ASSOCIATES, INC.



F. Giles Ham, P.E.
Managing Principal

FGH/mef

Land Use: 252

Senior Adult Housing—Attached

Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and onsite medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Senior adult housing—detached (Land Use 251), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the one general urban/suburban site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Alberta (CAN), California, Illinois, New Hampshire, New Jersey, New York, and Pennsylvania.

Source Numbers

272, 501, 576, 602, 703, 734, 741, 902, 970

Table 1
TRIP-GENERATION COMPARISON – 79 Units^a

	Age-Restricted			Apartments			Increase
	Trips	Transit Reduction ^b	New	Trips	Transit Reduction ^b	New	
Weekday Morning Peak Hour:							
Entering	5	-4	1	7	5	2	1
Exiting	<u>10</u>	<u>-6</u>	<u>4</u>	<u>20</u>	<u>13</u>	<u>7</u>	<u>3</u>
Total	15	-10	5	27	18	9	4
Weekday Evening Peak Hour:							
Entering	11	-7	4	20	13	7	3
Exiting	<u>9</u>	<u>-6</u>	<u>3</u>	<u>13</u>	<u>8</u>	<u>5</u>	<u>2</u>
Total	20	-13	7	33	21	12	5
Saturday Midday Peak Hour:							
Entering	15	-10	5	16	10	6	1
Exiting	<u>9</u>	<u>-6</u>	<u>3</u>	<u>17</u>	<u>11</u>	<u>6</u>	<u>3</u>
Total	24	-16	8	33	21	12	4

^aSource: *Institute of Transportation Engineers – Trip Generation 10th Edition.*

^bAssumes 65% Transit Usage.