

Ref: 7305

June 10, 2016

Ms. Jody Kablack
Director of Planning and Community Development
Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776

Re: Supplemental Traffic Engineering Peer Review
Avalon Sudbury – 526 and 528 Boston Post Road
Sudbury, Massachusetts

Dear Jody:

Vanasse & Associates, Inc. (VAI) has completed a review of the supplemental materials submitted by VHB on behalf of Sudbury Avalon, Inc. (the “Applicant”) in support of the proposed Avalon Sudbury residential community (hereafter referred to as the “Project”) to be constructed within the Meadow Walk Sudbury mixed-use development located at 526 and 528 Boston Post Road (Route 20) in Sudbury, Massachusetts. This information consisted of a response to comments memorandum dated June 6, 2016 with accompanying figures (truck turning diagrams dated May 2016), and was prepared in response to the comments that were raised in our May 3, 2016 review letter concerning the Project.

Based on our review of the supplemental information, we are satisfied that that Applicant’s engineer has addressed the comments that were raised in our review letter pending receipt of the revised Site Plans. That being said, the information that is to be verified could also be included as a part of any conditions of approval that may be considered for the Project and incorporated into the final Site Plans as resolution of the remaining comments, all of which have been agreed to by the Applicant, would not change the overall design or layout of the Project.

For reference, listed below are the comments that were raised in our May 3, 2016 review letter that required additional information or analysis, followed by a summary of the response submitted on behalf of the Applicant, with additional comments indicated in **bolded** text for identification.

TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

Comment: *The Applicant should provide an update on the timing of implementation of the improvements as they relate to the schedule for the Project and the overall Meadow Walk Sudbury development. In addition, the Applicant should affirm the commitment to implement the elements of the TDM program as a part of the Project.*

Response: The Applicant has indicated that the TDM program is an integral part of the master plan for the overall Meadow Walk Sudbury development, which includes the Project. As the development advances, each component will incorporate the relevant components of the

TDM program. It is expected that designation of the Transportation Coordinator for the development and investigation into membership to the MetroWest/495 TMA will be undertaken during the advancement of the Grocery Store at Meadow Walk Sudbury and the residential components of the overall development.

While not noted in the Applicant's response, it is our understanding that implementation of the site access and off-site roadway, intersection and traffic control improvements are associated with the initial component of the overall development, the Grocery Store at Meadow Walk Sudbury, which is currently advancing. As such, these improvements and the associated amenities will be available for the Project pending their approval by the Massachusetts Department of Transportation (MassDOT). **No further response required.**

SITE PLANS

Comment 1: *The Site Plans should be updated to reflect the internal roadway network that was approved for the Grocery Store Development. In particular, the modern roundabout should be removed from the internal roadway network and the interface between the Project site and the balance of the overall Meadow Walk Sudbury roadway network should be updated.*

Response: The Applicant's engineer indicated the Site Plans will be revised to reflect the internal roadway network that was approved for the Grocery Store at Meadow Walk Sudbury development and provided under separate cover. **No further response required pending receipt of the revised plans.**

Comment 2: *A truck turning analysis should be completed for the Project using the following design parameters as guidance: i) the analysis should be completed using the AutoTurn® or similar analysis software for the following design vehicles: an SU-30/40 (small delivery/moving vehicle and trash/recycling vehicle) and the Town of Sudbury Fire Department design vehicle; ii) the analysis should include the swept path for the front and rear tires of the design vehicles and any overhangs that may extend past the front and rear bumper of the vehicle (i.e., basket of the aerial ladder of the fire truck if so equipped); iii) the analysis should depict all maneuvers required to enter and exit the Project site by way of Route 20 (both left and right-turn movements entering and exiting), and all turning and maneuvering required within the Project site; iv) Back-up maneuvers, where required, should be clearly identified.*

Response: The Applicant's engineer provided a truck turning analysis for the requisite design vehicles which demonstrated that the subject vehicles can access and circulate within the Project site in an unimpeded manner. We note that back-up maneuvers will be required for both design vehicles in areas with dead-end parking areas; however, this is not an uncommon occurrence and the activity associated with such maneuvers would be limited in frequency. **No further response required.**

Comment 3: *An exterior bicycle rack(s) should be provided proximate to the entrance to the Clubhouse building and weather protected bicycle parking should be provided in secure areas within each of the residential buildings.*



Response: The Applicant's engineer has indicated that the location of bicycle storage/parking areas will be shown on the revised Site Plans. **No further response required pending receipt of the revised plans.**

Comment 4: *A sign and pavement marking plan should be provided as a part of the Site Plans in order to verify that the proposed traffic control devices are appropriately designed and located within the Project site.*

Response: The Applicant's engineer has indicated that a sign and pavement marking plans will be included with the revised Site Plans. **No further response required pending receipt of the revised plans.**

Comment 5: *The Applicant should consider replacing the all-way-stop controlled intersection along the main internal circulating roadway with a raised intersection and eliminating the STOP-signs on the north and southbound approaches. In addition, it is suggested that the crosswalks across the main internal circulating roadway be constructed using textured (stamped asphalt or similar) and colorized pavement. The requested sign and pavement marking plan should include the requisite pedestrian crossing warning signs for the proposed crosswalks.*

Response: The Applicant's engineer has indicated that decorative crosswalks will be used along the proposed subdivision road (main internal circulating roadway) and that the crosswalk across the main entry drive that connects to Community Green and the Senor Living area will be constructed using textured/colorized asphalt; the crosswalks internal to the Avalon Bay residential community will consist of traditional painted crossings.

In addition, the Applicant has indicated that the STOP-signs will be removed from the north and southbound approaches to the all-way stop controlled intersection as suggested. The Applicant did discuss with the Town the use of a raised intersection at this location; however, it was determined that a raised feature may inhibit emergency vehicle response.

The revised Site Plans will include a sign and pavement marking plan that will indicate the design treatment and location of the crosswalks, the accompanying pedestrian crossing warning signs (where appropriate) and the modifications to the STOP-sign locations at the former all-way stop controlled intersection. **No further response required pending receipt of the revised plans.**

Comment 6: *Sidewalks and wheelchair ramps compliant with the Americans with Disabilities Act (ADA) should be provided where pedestrian crossings are proposed within the Project site.*

Response: The Applicant's engineer has indicated that the location of ADA compliant wheelchair ramps will be shown on the revised Site Plans. **No further response required pending receipt of the revised plans.**

Comment 7: *A connection to the Mass Central Rail Trail that will abut the Project site to the immediate north should be developed and shown on the Site Plans.*

Response: The Applicant's engineer has indicated that the revised Site Plans will show an approximate location for a connection to the Mass Central Rail Trail. **No further response required pending receipt of the revised plans.**

Comment 8: *A tenant move in/out management plan (narrative) should be provided and reflected in the truck turning analysis for the Project.*



Response: The Applicant provided a tenant move narrative which indicates that all tenants will be provided with information concerning the community rules, regulations and policies, which will include: i) the procedures to schedule a date and time for moves; ii) truck routes; and iii) moving vehicle staging areas based on the residence location within the Project. Tenant moves will be scheduled to minimize conflicts within the site. **No further response required.**

Comment 9: *A school bus waiting area should be provided within the Project site or at an appropriate location defined in consultation with the Town of Sudbury School Department.*

Response: The Applicant's engineer has indicated that the location of a school bus waiting area will be shown on the revised Site Plans. **No further response required pending receipt of the revised plans.**

Comment 10: *The Applicant should consider incorporating electric vehicle charging stations into the Project.*

Response: The Applicant has indicated that it is anticipated that a minimum of two (2) electric vehicle charging stations will be provided within the Project at locations that are to be determined. **It is suggested that this be a condition of any approvals that may be granted for the Project. No further response required.**

SUMMARY

VAI has completed a review of the supplemental materials submitted by VHB on behalf of Sudbury Avalon, Inc. in support of the proposed Avalon Sudbury residential community to be constructed within the Meadow Walk Sudbury mixed-use development located at 526 and 528 Boston Post Road (Route 20) in Sudbury, Massachusetts. This information was prepared in response to the comments that were raised in VAI's May 3, 2016 review letter. Based on our review of the supplemental information, we are satisfied that that Applicant's engineer has addressed the comments that were raised in our review letter pending receipt of the revised Site Plans. That being said, the information that is to be verified could also be included as a part of any conditions of approval that may be considered for the Project and incorporated into the final Site Plans as resolution of the remaining comments, all of which have been agreed to by the Applicant, would not change the overall design or layout of the Project.

This concludes our review of the materials that have been submitted to date in support of the Project. If you should have any questions regarding our review, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE
Principal

cc: File

