



Ed Pesce

From: Jeffrey S. Dirk, P.E.,PTOE <jdirk@rdva.com>
Sent: Wednesday, May 18, 2016 9:25 AM
To: Ed Pesce
Cc: 'Dugdale, Brian'; 'Daniel Lee'; 'Ron Jansson'; smack10440@aol.com; 'Ronald Davis'; 'Mark Thompson'; 'Colleen Thompson'
Subject: RE: The Village at Barnstable

Ed:

Assuming the 340 unit age-qualified housing development, the project would add 1-2 vehicles during the peak traffic volume hours to Mary Dunn Road. The predominant traffic flow is to the south along Independence Drive toward Route 132. Such increases in traffic volumes would not be noticeable along Mary Dunn Road and would not result in an impact on motorist delays, vehicle queuing or safety. In its entirety, the 340-unit development proposal is expected to generate between 25 and 40 vehicle trips during the peak hours, a level of impact that would be considered minor in nature and would not necessitate or require improvements to the transportation infrastructure.

If you should have any additional questions, please feel free to contact me.

Jeffrey S. Dirk, P.E., PTOE, FITE
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Ed Pesce

From: Ed Pesce <epesce@comcast.net>
Sent: Tuesday, May 17, 2016 6:55 PM
To: Jeffrey S. Dirk, P.E.,PTOE <jdirk@rdva.com> (jdirk@rdva.com)
Cc: 'Dugdale, Brian'; 'Daniel Lee'; 'Ron Jansson'; 'smack10440@aol.com'; 'Ronald Davis'; 'Mark Thompson'; 'Colleen Thompson'
Subject: The Village at Barnstable
Attachments: Traffic Impact & Access Study - May 2009.pdf

Hi Jeff,

We had our meeting this morning regarding the Village at Barnstable with 2 Town Councilors – in preparation of the Town Council meeting this Thursday (to change the zoning for our project – as I mentioned last Friday). Also FYI - Our project now includes only 340 age-restricted apartments (no 60-bed Skilled Nursing facility) – so a smaller impact.

The only issue that one of the Councilors mentioned was "Traffic." His constituents that live in Cummaquid, and also along Mary Dunn Road, are concerned about the traffic generated from The Village Green Project, and another new 29-unit (also by Joe Keller) at the corner of Independence drive and Mary Dunn Road. As a result, our project has also been discussed. The Councilors are in strong support of our project, but need to have some better understanding on the traffic impacts.

The primary question is: "What percentage of the trips generated from our site will go up Mary Dunn Road?" And How many cars is that?

The Town Councilors are basically asking that if we have a 340-unit project, which in their mind – a lay person will think it will generate 680 cars potentially (2/unit), so how many new trips will go up Mary Dunn Road?

I know the answer depends on what "peak" day/hour you check, but can you give us a percentage or range? And how many trips is that ?

From your TIAS (attached):

- Page 32: Trip Distribution Summary Table analysis, you show only 5% of the trips will proceed to Mary Dunn Road
- Figure 15: Only one (1) weekday peak-hour trip is generated (by our project) towards Mary Dunn Road
- Figure 16: For Weekday Peak Hr. Traffic Volumes = 90 trips up Mary Dunn Road. So $1/90$ = less than 1%? (am I analyzing this correctly?)

BOTTOM LINE: Whatever analysis you could provide to support the fact that the impacts towards Mary Dunn Road is small/minimal would be very helpful.

I just need some answers by Thursday afternoon – and I know you are slammed this week.

Thanks very much Jeff,

ED

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Subject: FW: From MEPA Letter for Discussion - The Village at Barnstable

From: Jeffrey S. Dirk, P.E.,PTOE [<mailto:jdirk@rdva.com>]

Sent: Tuesday, July 12, 2016 9:51 PM

To: Ed Pesce <epesce@comcast.net>

Cc: 'Daniel Lee' <dlee@greystar.com>; 'Tom Schultz' <TSchultz@architecturalteam.com>; Dugdale, Brian <BDugdale@goulstonstorrs.com>

Subject: RE: From MEPA Letter for Discussion - The Village at Barnstable

Ed:

The average weekday daily traffic (ADT) for a 340 unit senior (55+) apartment community is 1,034 vehicle trips (517 vehicles entering and 517 vehicles exiting) based on ITE Land Use Code 252, *Senior Adult Housing – Attached*.

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From: Ed Pesce [<mailto:epesce@comcast.net>]

Sent: Tuesday, July 12, 2016 8:54 PM

To: Jeffrey S. Dirk, P.E.,PTOE

Cc: 'Daniel Lee'; 'Tom Schultz'; 'Dugdale, Brian'

Subject: RE: From MEPA Letter for Discussion - The Village at Barnstable

Hi Jeffrey,

We are moving forward with the Village at Barnstable Project, and our legal staff wants to get an advisory opinion from MEPA that we don't need any further review to determine if we actually need a Notice of project Change or not – since it has been a 7 years since the original filing).

We have reduced the overall project from 340 Sr. housing apartments (55+ - combination Independent Living & Assisted Living units) with a 60-bed Skilled Nursing Facility, to JUST: 340 apartments (Senior 55+). The attached plan shows a 4-building concept for these 340 units.

The message shown in the e-mail thread below from Brian Dugdale (Goulston & Storrs)

below, shows the items that I need to give him to show the decrease in intensity for this project. What I would like to get from you is the new estimated Average Daily Trips (ADT) for this new project, and your estimated time to get me that. Any chance you could get this to me by Friday?

Thanks Jeffrey,

ED

P.S. The proposed Zoning change in Barnstable went thru successfully (thanks again for your quick comments and help in May for that)

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