

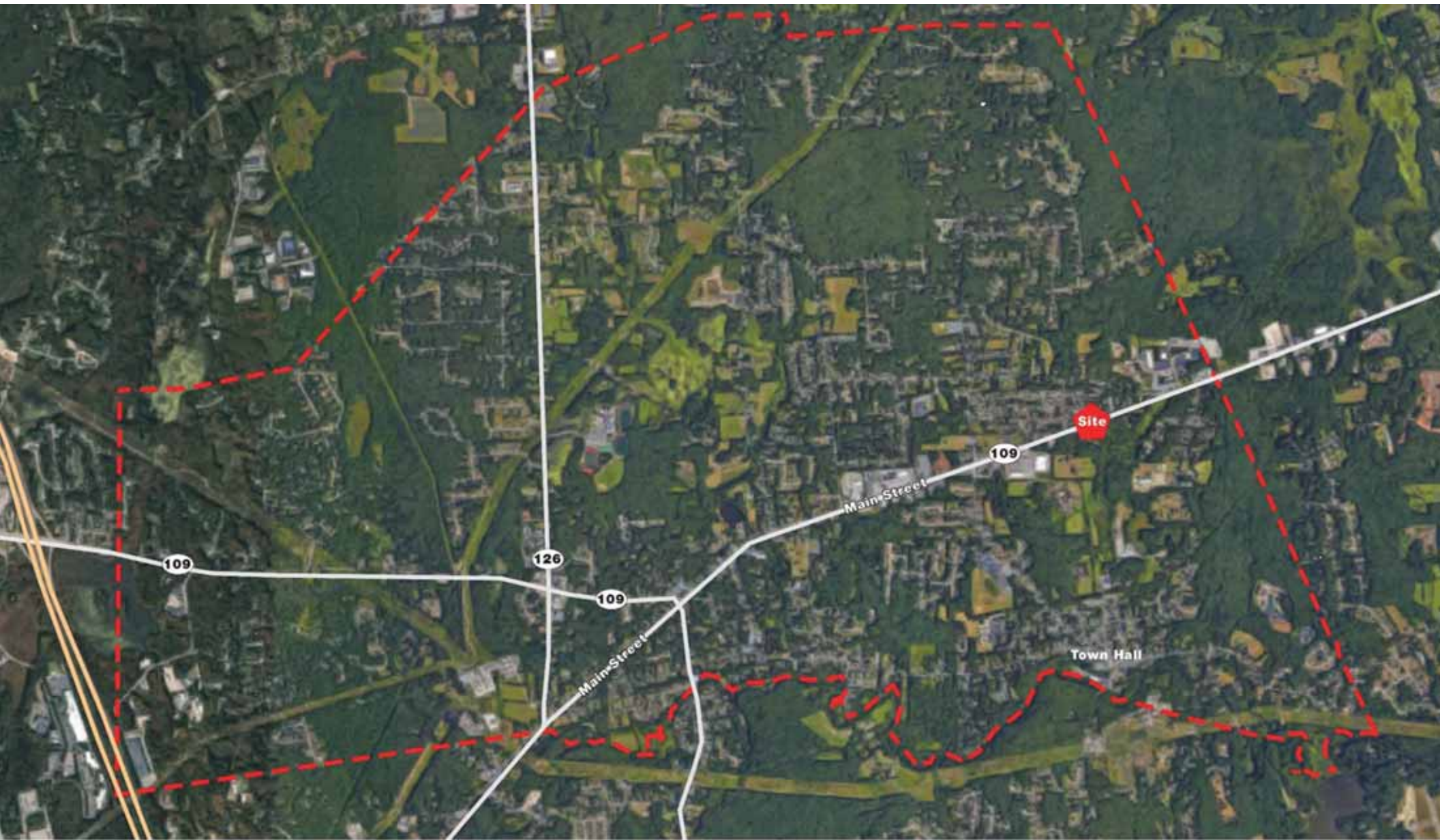


ZBA HEARING - 04.24.19
39 MAIN STREET - MEDWAY, MA

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Locus Plan

39 MAIN STREET - MEDWAY, MA

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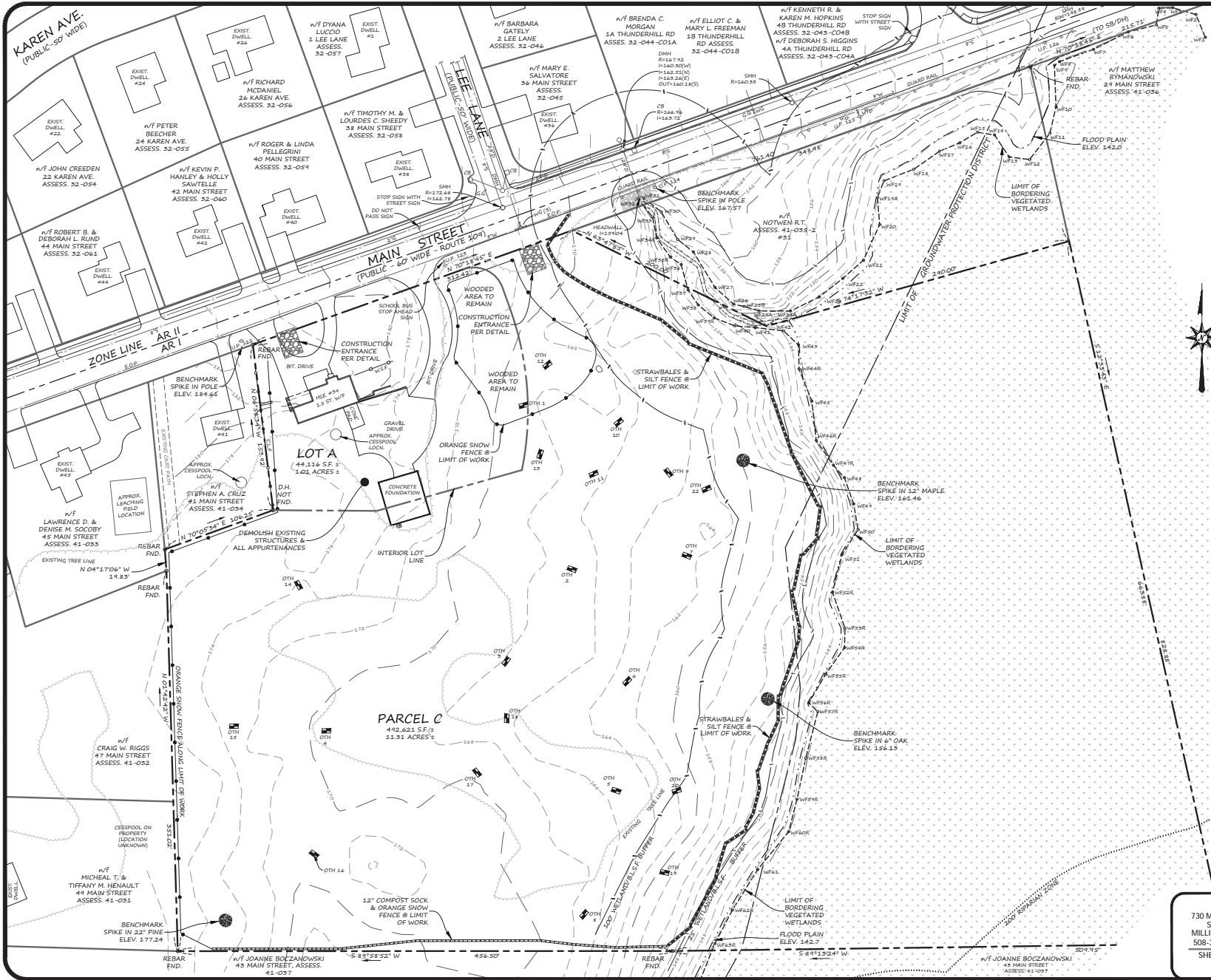
Site Plan

39 MAIN STREET - MEDWAY, MA

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OWNER
NOTWEN REALTY TRUST
35 FRUIT STREET
NORFOLK, MA 02054

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02444

MAP AND PARCEL
MAP #41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)

- ### GENERAL NOTES
1. SURVEY & PLAN REFERENCES:
 - 1.1. PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
 - 1.2. REGISTRY REFERENCES:
 - PLAN BOOK 449, NO. 45
 - DEED REFERENCES: BOOK 1237, PAGE 434
 - 1.3. DATUM: NAVD83
 2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
 3. FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.

- ### CONSERVATION NOTES
1. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY SITE WORK AND SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT CONSTRUCTION.
 2. CONDUCT WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE SWPPP AND ORDER OF CONDITIONS.

- ### CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL CONTACT DISCARP AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4') DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

- ### LEGEND & ABBREVIATIONS
- CB: EXISTING CATCH BASIN
 - CB: PROP. SINGLE-GRATE CATCH BASIN
 - CB: PROP. DOUBLE-GRATE CATCH BASIN
 - OTC: MAX. STORAGE/RETENTION TREATMENT UNIT
 - DMR: DRAIN MANHOLE
 - TR: TRENCH DRAIN
 - INFIL: TR. INFILTRATION TRENCH
 - "X" D: DRAIN PIPELINE
 - RCP: REINFORCED CONCRETE PIPE
 - PVC: POLYVINYL CHLORIDE PIPE
 - SMH: SEWER MANHOLE
 - "X" S: SEWER PIPELINE
 - C.O.: SEWER SERVICE CLEANOUT
 - "X" W: WATER MAIN
 - HYD: HYDRANT
 - G.V.: WATER GATE VALVE
 - C.S.: WATER SERVICE CURB STOP
 - M.B.: WATER SERVICE METER BOX
 - L.P.: LIGHT POLE
 - U.P.: UTILITY POLE
 - G.V.: GUY WIRE
 - S.P.: TRAFFIC SIGNAL POLE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - E.O.P.: EDGE OF PAVEMENT
 - C.C.B.: INTEGRAL SLOPED B.T. BERM
 - V.B.B.: VERTICAL BITUMINOUS BERM
 - S.C.C.: SLOPED GRANITE CURB
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 - G.V.: GATE VALVE
 - C.L.F.: CHAIN LINK FENCE
 - W.S.F.: WOOD STOCKADE FENCE
 - P.F.F.: PVC PICKET FENCE
 - G.R.: GUARD RAIL
 - C.C.: HANDICAP CURB CUT

730 MAIN STREET
SUITE 2C
MILLS, MA 02054
508-376-8883(3)

SHEET 2 OF 9

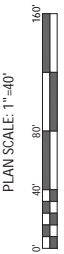


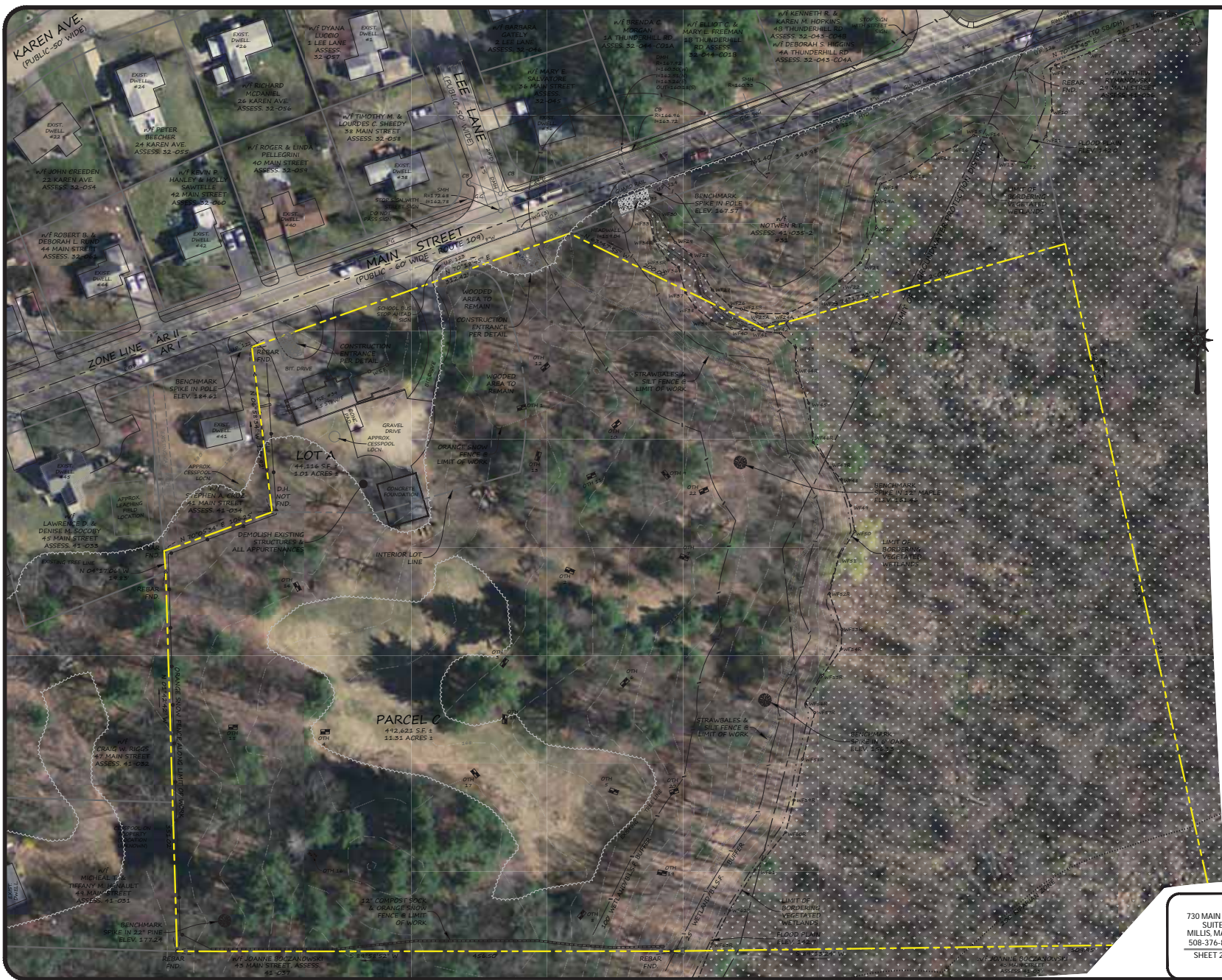
39 MAIN STREET
EXISTING CONDITIONS
PLAN OF LAND
IN
MEDWAY, MA

REVISION	DATE	BY
1	2024-09-20	D.J.H.
2	2024-09-24	D.J.H.

PLAN DATE: OCTOBER 11, 2018

UPDATE FOR CHMP, TRACHT APPLICATION
UPDATE FOR CONSERVATION APPLICATION





OWNER
NOTWEN REALTY TRUST
35 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02444

MAP AND PARCEL
MAP #1
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)

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CONSERVATION NOTES

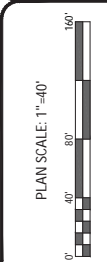
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- C.C.: HANDICAP CURB CUT



REVISION	DATE	BY
1	2019-09-20	D.J.H.
2	2019-09-24	D.J.H.
3	2019-09-24	D.J.H.

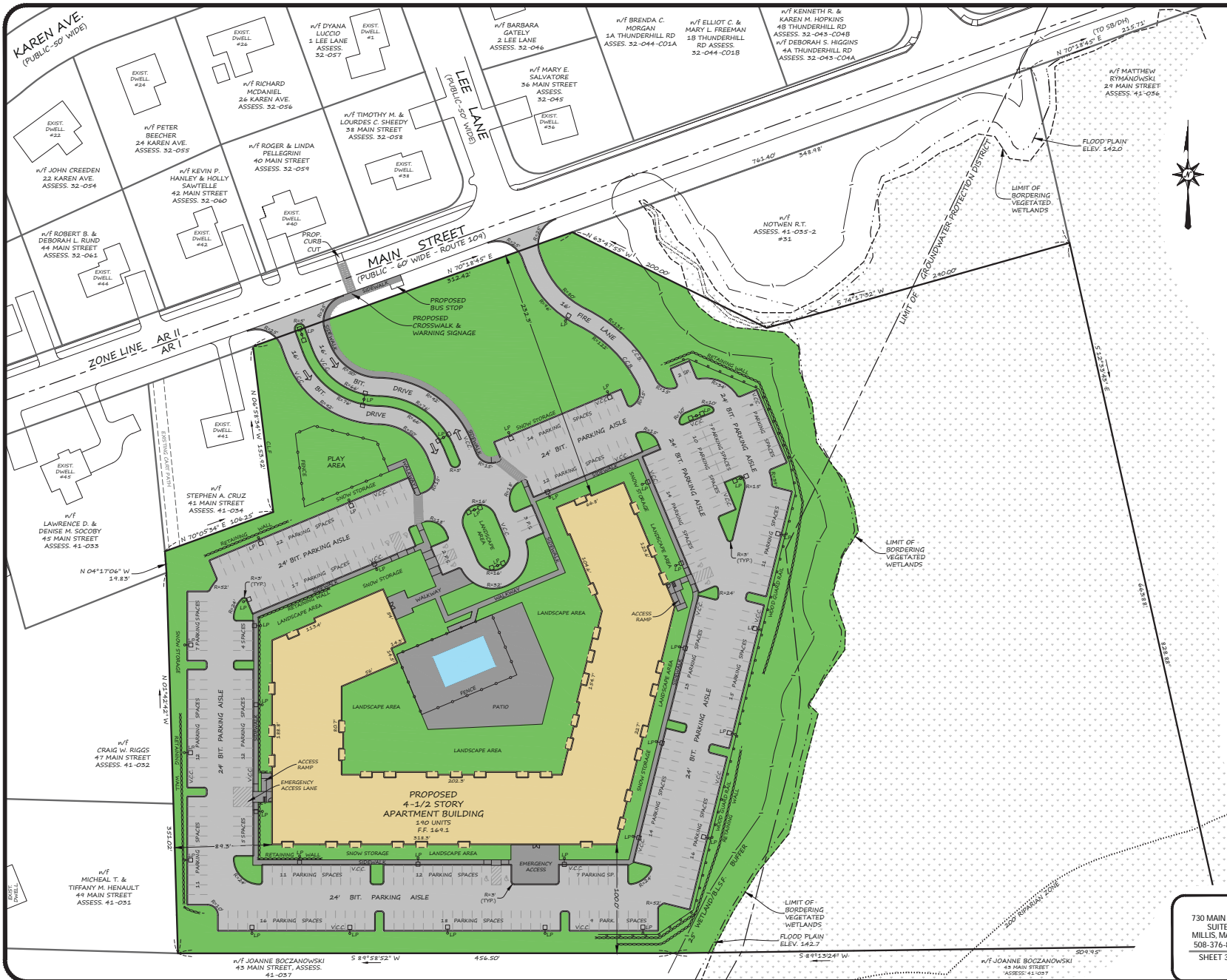
PLAN DATE: OCTOBER 11, 2018

REVISIONS FOR CHMP, TRACHT APPLICATION
UPDATE FOR CONSERVATION APPLICATION

39 MAIN STREET
EXISTING CONDITIONS
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET 2 OF 9





OWNER
NOTWEN REALTY TRUST
35 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02444

MAP AND PARCEL
MAP #1
PARCEL 35 & 35-1

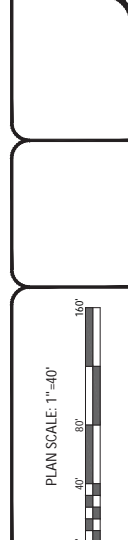
ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)

ZONING TABLE:

ZONE: AGRICULTURAL RESIDENTIAL 1	
MIN. LOT AREA:	REQUIRED: 44,000 S.F. PROVIDED: 256,737 S.F. (12.3 ACRES)
MIN. FRONTAGE:	REQUIRED: 180' PROVIDED: 312.42'
MIN. FRONT SETBACK:	REQUIRED: 35' PROVIDED: 232.3'
MIN. SIDE SETBACK:	REQUIRED: 15' PROVIDED: 81.3'
MIN. REAR SETBACK:	REQUIRED: 15' PROVIDED: 100.0'
MAX. HEIGHT:	REQUIRED: 35' PROVIDED: 46.0'
MAX. BLDG. COVERAGE:	REQUIRED: 25% PROVIDED: 4.5%
MAX. IMPERVIOUS COVERAGE:	REQUIRED: 35% PROVIDED: 46.0%
PARKING:	REQUIRED: 1.2 SP/UNIT+2.85 PROVIDED: 204 SPACES (INCL. 7 HANDICAPPED)

LAYOUT NOTES

1. PARKING SPACES ARE 9' WIDE BY 18' DEEP EXCEPT FOR HANDICAP SPACES WHICH ARE AS NOTED ON THE DETAIL.



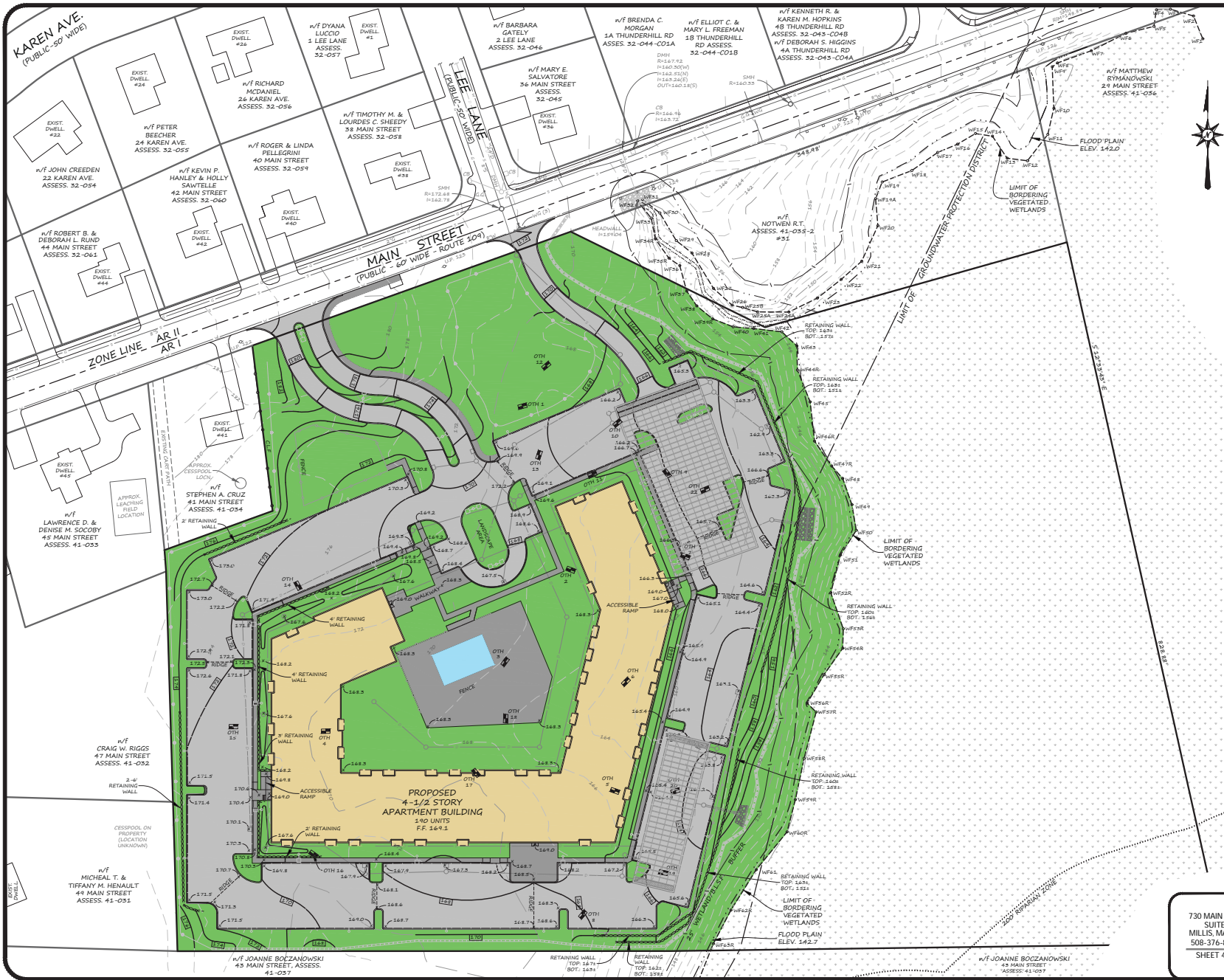
PLAN DATE: OCTOBER 11, 2018

REVISION	DATE	BY
1	2018-09-20	DJA
2	2018-09-20	DJA
3	2018-09-24	DJA
4	2018-09-24	DJA

39 MAIN STREET
LAYOUT
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(O)
SHEET 3 OF 9



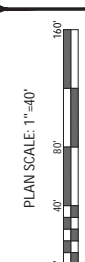


OWNER
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35 FRUIT STREET
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MAP AND PARCEL
MAP #1
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



REVISION	DATE	BY
1	2018-09-24	DJA
2	2018-09-24	DJA
3	2018-09-24	DJA
4	2018-09-24	DJA
5	2018-09-24	DJA
6	2018-09-24	DJA
7	2018-09-24	DJA
8	2018-09-24	DJA
9	2018-09-24	DJA
10	2018-09-24	DJA
11	2018-09-24	DJA
12	2018-09-24	DJA
13	2018-09-24	DJA
14	2018-09-24	DJA
15	2018-09-24	DJA
16	2018-09-24	DJA
17	2018-09-24	DJA
18	2018-09-24	DJA
19	2018-09-24	DJA
20	2018-09-24	DJA

39 MAIN STREET
GRADING
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET 4 OF 9





OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

MAP AND PARCEL
MAP 41

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL :
GROUNDWATER PROTECTION
(PORTION OF SITE)

UTILITY NOTES:

1. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE AND ELEMENTS FOR THE BUILDINGS.
2. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
3. SEWER SERVICE SHALL BE 8-INCH SDR35 PIPE. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
4. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING (ADPS N12 OR EQUAL).
5. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS AND EXPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.

PLAN DATE: OCTOBER 11, 2018

39 MAIN STREET
UTILITIES
PLAN OF LAND
IN
MEDWAY, MA

PLAN SCALE: 1"=40'

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2018-11-30	DJM
UPDATES FOR COMP. PERMIT APPLICATION	2019-03-10	DJM
UPDATES FOR CONSERVATION APPLICATION	2019-03-26	DJM

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET 5 OF 9



LEGACY
ENGINEERING

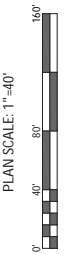


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MAP AND PARCEL
MAP #1
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



REVISION	DATE	BY
1	2018-09-20	DJA
2	2018-09-20	DJA
3	2018-09-24	DJA
UPDATE FOR CHMP FRONT APPLICATION		
UPDATE FOR CONSERVATION APPLICATION		

PLAN DATE: OCTOBER 11, 2018

39 MAIN STREET
LIGHTING
PLAN OF LAND
IN
MEDWAY, MA

LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	LAMP	MOUNTING	MODEL	QUANTITY	MOUNTING HEIGHT
P1	○□	(6) 50K WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE	ALED4T12SY (TYPE IV)	24	20'
P2	□○□	(6) 50K WHITE MULTI-CHIP LEDS	POLE - DOUBLE FIXTURE	ALED4T12SY (TYPE IV)	7	20'
P3	○□	(6) 50K WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE	ALED4T12SY (TYPE IV)	1	20'

730 MAIN STREET
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MILLIS, MA 02054
508-376-8883(o)
SHEET 6 OF 9



LEGACY
ENGINEERING



Landscape Plan

39 MAIN STREET - MEDWAY, MA

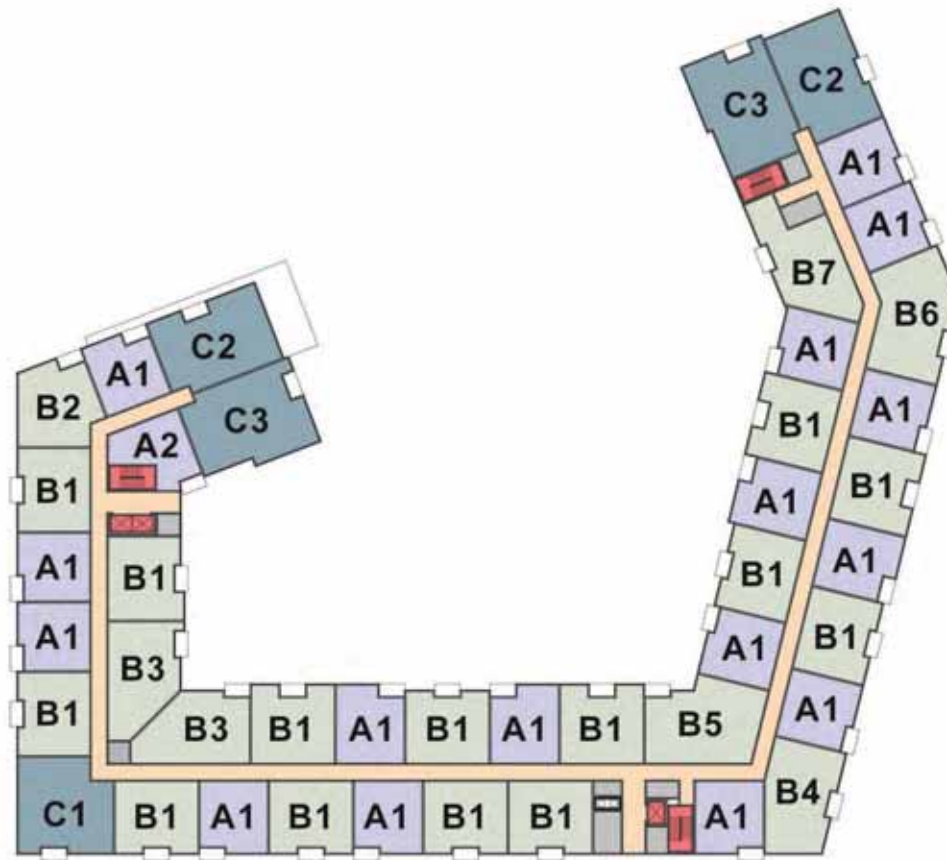
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CUBE3



- One Bed Unit
- Two Bed Unit
- Three Bed Unit
- Amenity Space
- Vert. Circulation
- Circulation
- B.O.H.



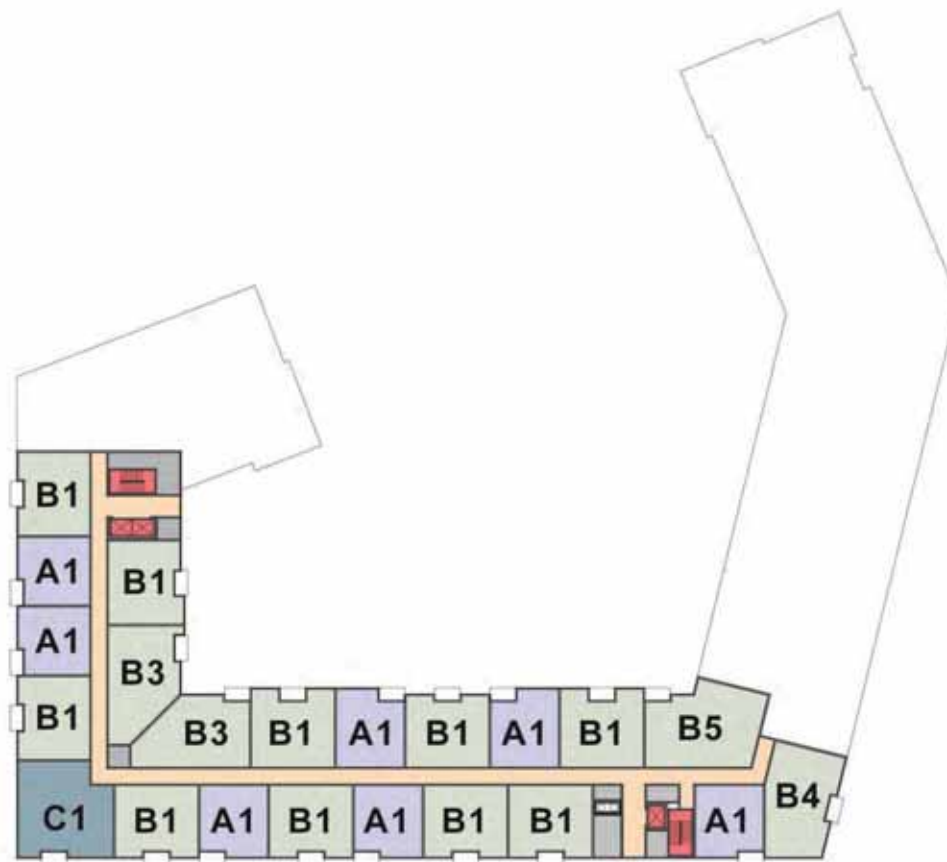
Second to Fourth Floor Plan

39 MAIN STREET - MEDWAY, MA

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- One Bed Unit
- Two Bed Unit
- Three Bed Unit
- Amenity Space
- Vert. Circulation
- Circulation
- B.O.H.

Fifth Floor Plan

39 MAIN STREET - MEDWAY, MA



UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX
A1	1 BED/1 BATH	1	787	15	16	16	16	7	70	70	55,090	36.8%
A2	1 BED/1 BATH	1	723	0	1	1	1	0	3	3	2,169	1.6%
A3	1 BED/1 BATH	1	810	3	0	0	0	0	3	3	2,430	1.6%
	Average SF		785	18	17	17	17	7	76	76	59,689	40%
B1	2 BED/2 BATH	2	1,023	12	14	14	14	10	64	128	65,472	33.7%
B2	2 BED/2 BATH	2	1,015	1	1	1	1	0	4	8	4,060	2.1%
B3	2 BED/2 BATH	2	1,170	2	2	2	2	2	10	20	11,700	5.3%
B4	2 BED/2 BATH	2	1,185	1	1	1	1	1	5	10	5,925	2.6%
B5	2 BED/2 BATH	2	1,190	1	1	1	1	1	5	10	5,950	2.6%
B6	2 BED/2 BATH	2	1,200	0	1	1	1	0	3	6	3,600	1.6%
B7	2 BED/2 BATH	2	1,245	1	1	1	1	0	4	8	4,980	2.1%
	Average SF		1,070	18	21	21	21	14	95	190	101,687	50%
C1	3 BED/2 BATH	3	1,300	1	1	1	1	1	5	15	6,500	2.6%
C2	3 BED/2 BATH	3	1,310	1	2	2	2	0	7	21	9,170	3.7%
C3	3 BED/2 BATH	3	1,325	1	2	2	2	0	7	21	9,275	3.7%
	Average SF		1,313	3	5	5	5	1	19	57	24,945	10%
TOTALS	Average SF		981	39	43	43	43	22	190	323	186,321	100%

PARKING SUMMARY

STANDARD PARKING SPACES	290
ACCESSIBLE SPACES (VAN INCLUDED)	14
TOTAL PARKING SPACES	304
PARKING RATIO	1.60

RESIDENTIAL SUMMARY

FIRST FLOOR	51,500
SECOND FLOOR	50,500
THIRD FLOOR	50,500
FOURTH FLOOR	50,500
FIFTH FLOOR	27,500

TOTAL PROJECT GSF 230,500

LEASING / AMENITIES @ FIRST FLOOR 5,000

TOTAL RESIDENTIAL NRSF 186,321
EFFICIENCY 81%



Residential Unit Mix

39 MAIN STREET - MEDWAY, MA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

- One-Bed Units
- Two-Bed Units
- Three-Bed Unit



FOURTH FLOOR



FIFTH FLOOR

UNIT TYPE	MARKET RATE UNITS			
	TOTAL UNITS	TOTAL BEDS	TOTAL RSF	UNIT MIX
A1	54	54	42,498	28.4%
A2	2	2	1,446	1.1%
A3	1	1	810	0.5%
	57	57	44,754	30%
B1	47	94	48,081	24.7%
B2	3	6	3,045	1.6%
B3	8	16	9,360	4.2%
B4	4	8	4,740	2.1%
B5	4	8	4,760	2.1%
B6	2	4	2,400	1.1%
B7	3	6	3,735	1.0%
	71	142	76,321	37%
C1	4	12	5,200	2.1%
C2	5	15	6,550	2.6%
C3	5	15	6,625	2.6%
	14	42	18,375	7%
TOTALS	142	284	138,250	73%

UNIT TYPE	AFFORDABLE UNITS			
	TOTAL UNITS	TOTAL BEDS	TOTAL RSF	UNIT MIX
A1	16	16	12,992	8.4%
A2	1	1	723	0.5%
A3	2	2	1,620	1.1%
	19	19	14,935	10%
B1	17	34	17,391	8.9%
B2	1	2	1,015	0.5%
B3	2	4	2,340	1.1%
B4	1	2	1,185	0.5%
B5	1	2	1,190	0.5%
B6	1	2	1,200	0.5%
B7	1	2	1,245	0.5%
	24	48	25,566	13%
C1	1	3	1,300	0.5%
C2	2	6	2,620	1.1%
C3	2	6	2,650	1.1%
	5	15	6,570	3%
TOTALS	48	92	47,071	23%

TOTAL UNITS 190

	MARKET UNITS	
	NUMBER OF UNITS	AVERAGE SF
ONE BED	57	785
TWO BED	71	1,072
THREE BED	14	1,313
TOTAL	142	

	AFFORDABLE UNITS	
	NUMBER OF UNITS	AVERAGE SF
ONE BED	19	786
TWO BED	24	1,065
THREE BED	5	1,314
TOTAL	48	

	PROJECT TOTALS	
	TOTAL UNITS	AVERAGE SF BY UNIT TYPE
ONE BED	76	785
TWO BED	95	1,070
THREE BED	19	1,313
TOTAL	190	



Affordable Unit Locations 39 MAIN STREET - MEDWAY, MA

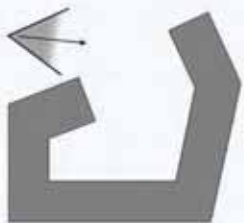


Exterior View
39 MAIN STREET - MEDWAY, MA

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ADDED IN CORNER BOARD TRIM
AT BUILDING CORNERS.

SHIFTED PROPORTIONS OF
OVERALL MASSING.

UPDATED LOOK AND COLOR
OF BALCONY RAILINGS AND DECK.

ADDED IN TRIM AND ADJUSTED
PROPORTIONS OF BAYS.

ADJUSTED THE SIZE AND
PROPORTION OF BAY WINDOWS.

ADDED IN ALTERNATE MATERIAL
AT UPPER FLOOR.

ADDED IN HORIZONTAL TRIM
AT UPPER FLOOR.

ADDED HEADER AND SILL
TO BAY WINDOWS.

UPDATED BUILDING BASE
MATERIAL (LAP SIDING).

UPDATED MATERIAL, WINDOW
PATTERN AND FENESTRATION
OF AMENITY SPACE BUMP-OUT.



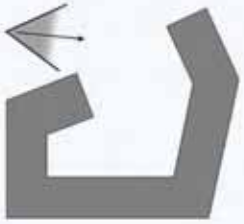
Exterior View

39 MAIN STREET - MEDWAY, MA

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ALL MATERIALS ARE CURRENTLY
FIBER CEMENT SIDING AND PANEL.

CHANGED OVERALL MASSING OF
ENTIRE ARM OF THE BUILDING..

UPDATED BUILDING BASE
MATERIAL (LAP SIDING).

REMOVED BAYS ALONG THIS ARM.



Exterior View

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Exterior View

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North Elevation



East Elevation

Building Elevations

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South Elevation



West Elevation



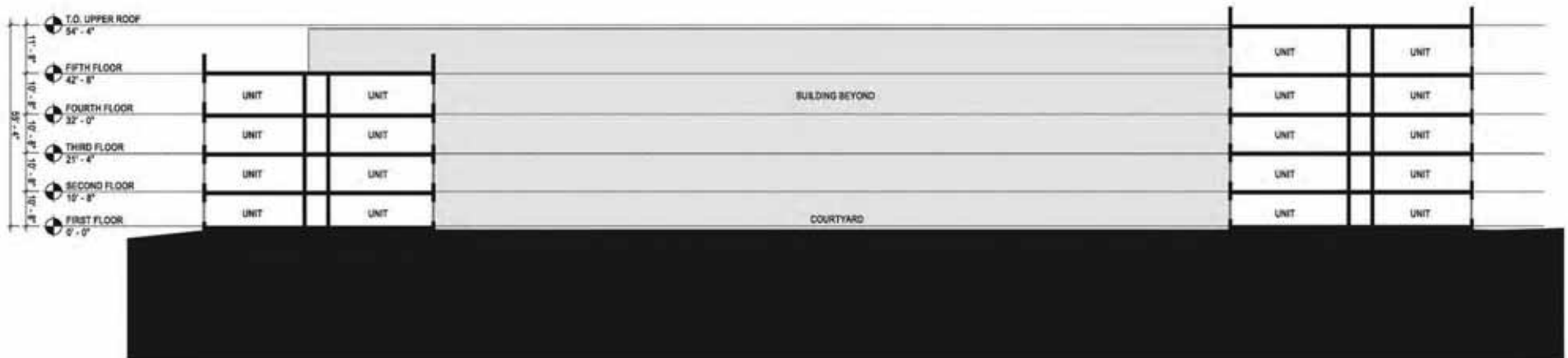
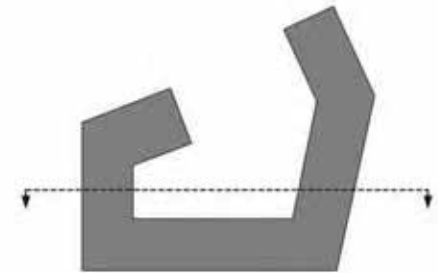
Building Elevations

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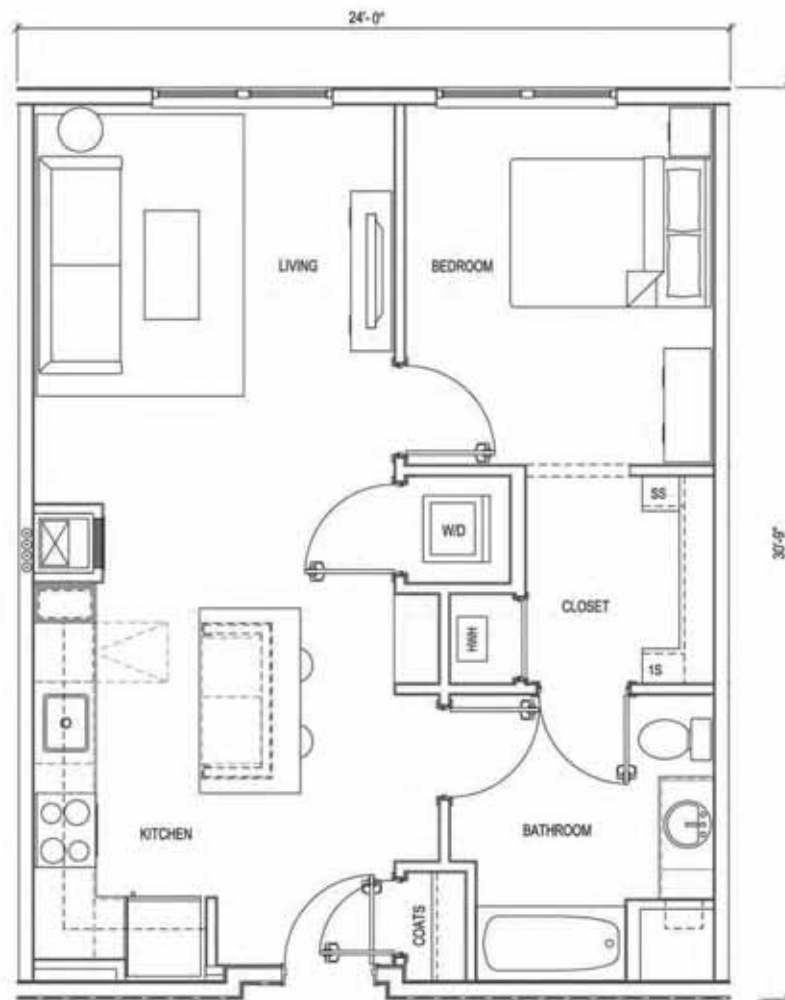


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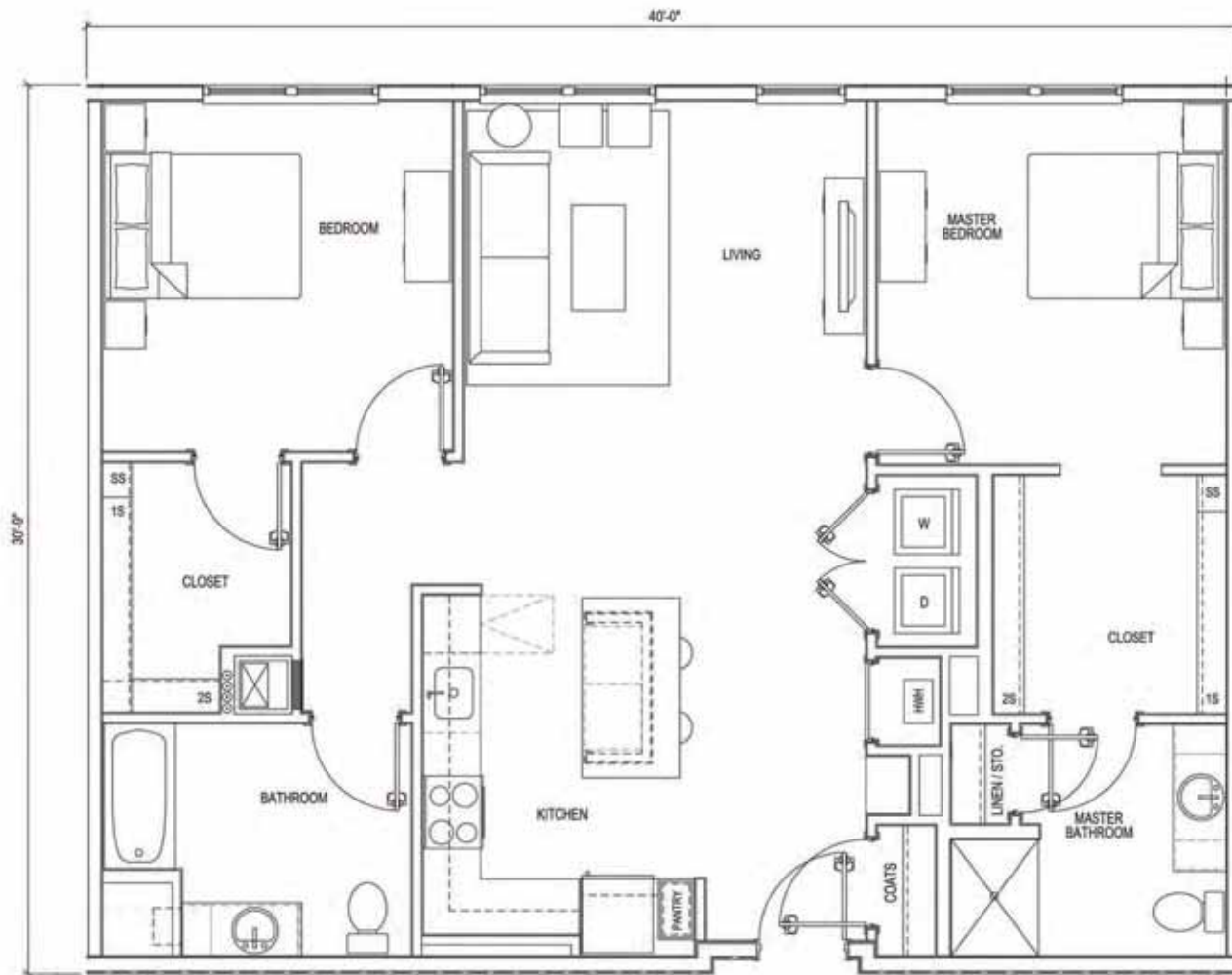


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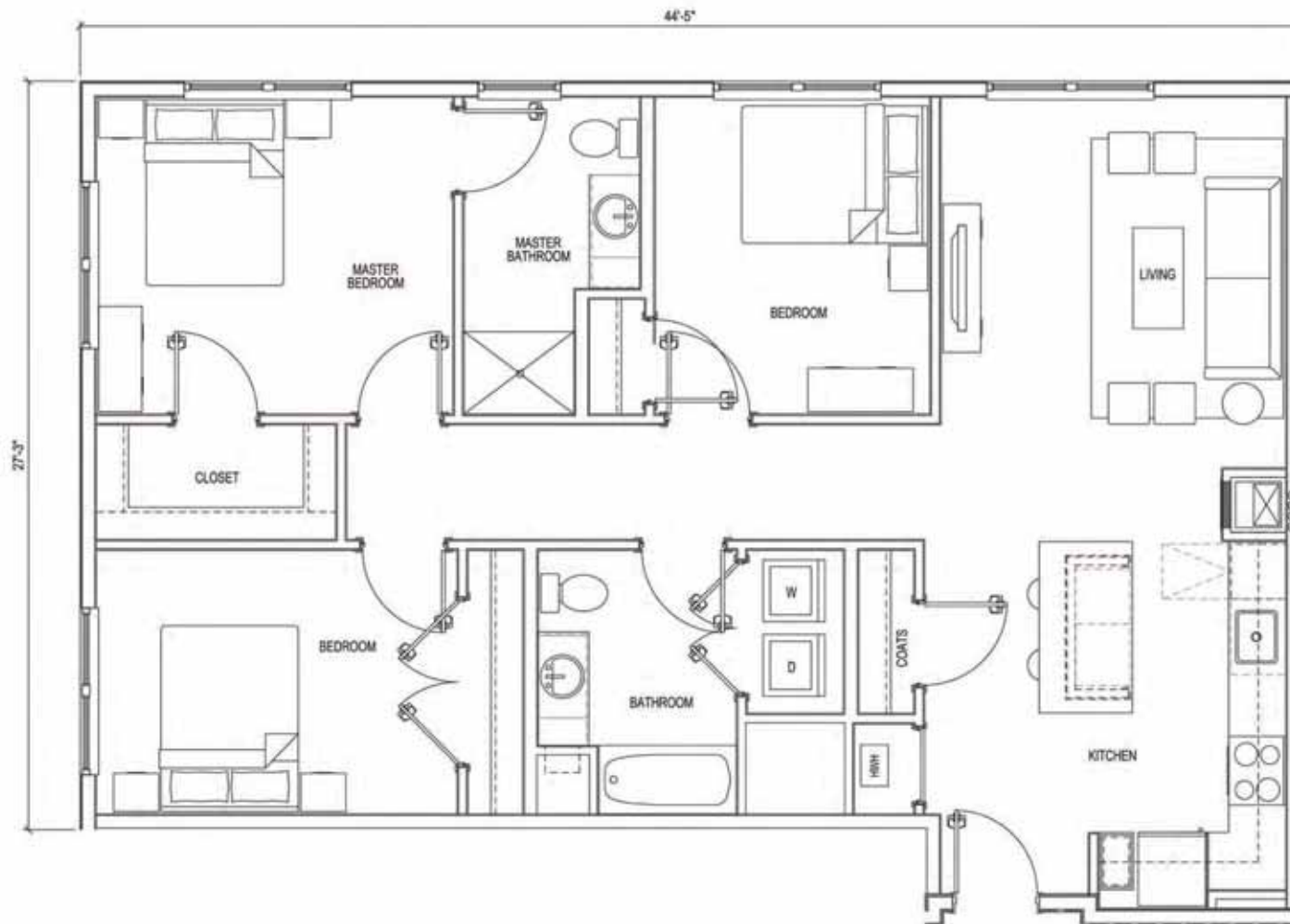
Typical 1 Bed Unit
39 MAIN STREET - MEDWAY, MA





Typical 2 Bed Unit
39 MAIN STREET - MEDWAY, MA





Typical 3 Bed Unit
39 MAIN STREET - MEDWAY, MA



Proposed Residential Community 39 Main Street Medway, Massachusetts

Transportation Impact Assessment Summary

Prepared by:



April 24, 2018

Transportation Impact Assessment Summary

- ▶ Prepared in consultation with the Town of Medway and MassDOT, and performed in accordance with MassDOT's *Transportation Impact Assessment (TIA) Guidelines*;
- ▶ Includes a detailed assessment of traffic volumes, pedestrian and bicycle accommodations and public transportation services;
- ▶ The Project was not shown to result in a significant impact on operating conditions (motorist delays or vehicle queuing) over conditions without the Project, with Project-related impacts defined as an increase in motorist delay of less than 3.0 seconds and in vehicle queuing of up to one (1) vehicle;
- ▶ All movements exiting the Project site driveway at its intersection with Main Street are expected to operate at LOS C during the peak hours with vehicle queueing of up to one (1) predicted;
- ▶ The Main Street/Medway Commons/Walgreens Driveway intersection is included in MassDOT's High Crash Location listing. Recommendations have been provided to advance safety-related improvements at these intersections; and
- ▶ Lines of sight to and from the Project site driveway intersection with Main Street were found to exceed the required minimum distance for the intersection to function in a safe and efficient manner.

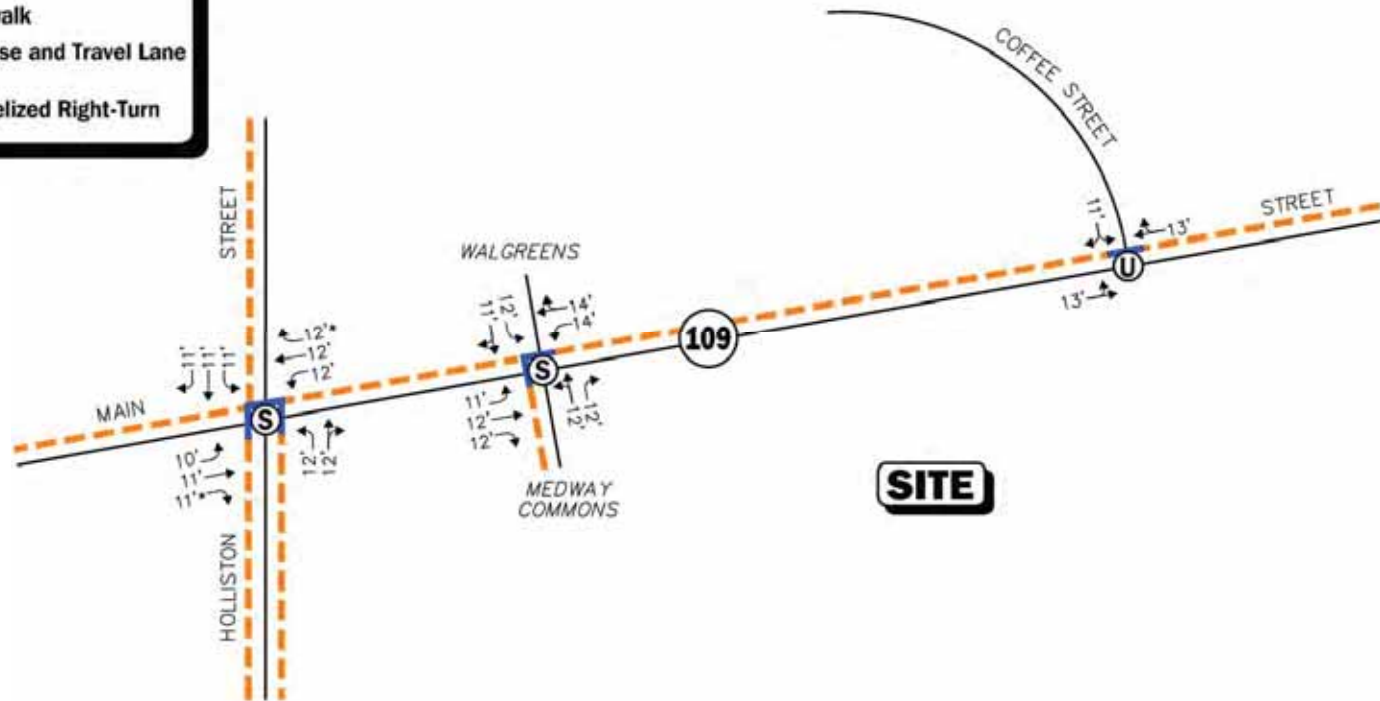
Site Location Map



Existing Intersection Lane Use, Travel Lane Width and Pedestrian Facilities

Legend:

- Ⓢ Signalized Intersection
- Ⓤ Unsignalized Intersection
- Sidewalk
- Crosswalk
- xx' → Lane Use and Travel Lane Width
- *xx' → Channelized Right-Turn



Trip Generation Summary

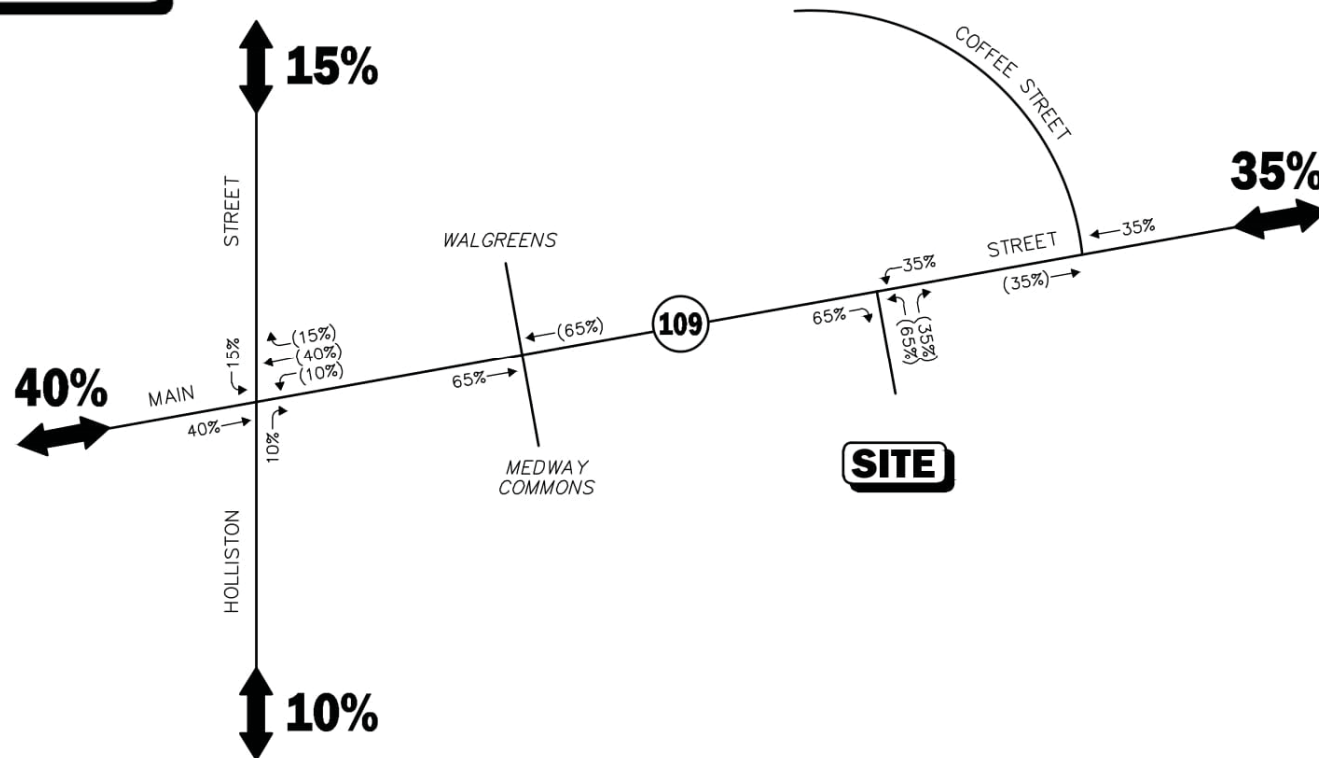
Time Period/Direction	Vehicle Trips Proposed Residential Community (190 Units) ^a
Average Weekday Daily:	
Entering	517
<u>Exiting</u>	<u>517</u>
Total	1,034
Weekday Morning Peak Hour:	
Entering	17
<u>Exiting</u>	<u>47</u>
Total	64
Weekday Evening Peak Hour:	
Entering	50
<u>Exiting</u>	<u>32</u>
Total	82

^aBased on ITE LUC 221, *Multifamily Housing (Mid-Rise)*.

Trip Distribution

Legend:

XX Entering Trips
(XX) Exiting Trips

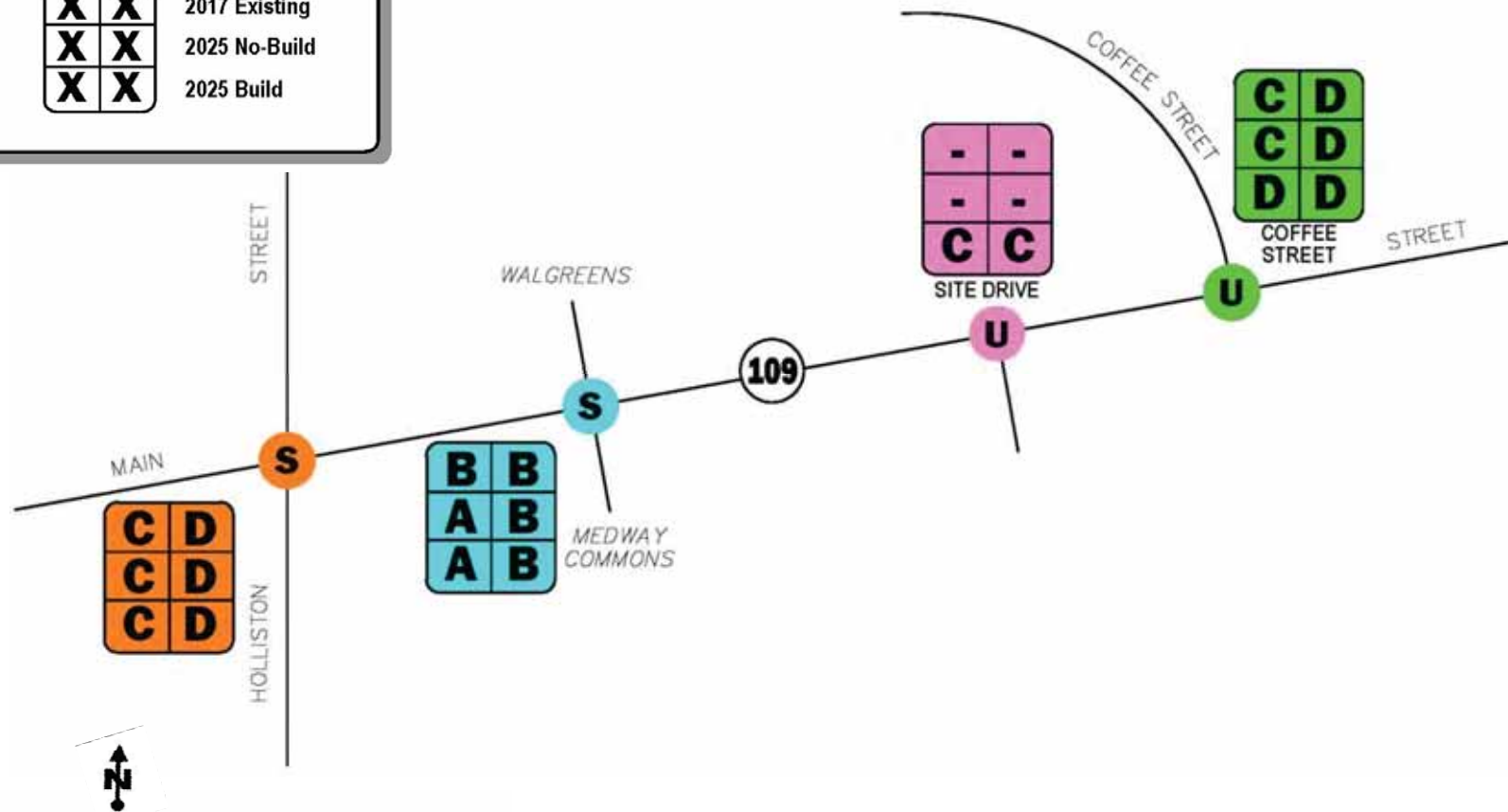


Traffic Operations Analysis Summary

Legend:

Level-of-Service

AM	PM	
X	X	2017 Existing
X	X	2025 No-Build
X	X	2025 Build



Transportation Improvement Program

▶ **Main Street/Medway Commons/Walgreens Driveway:**

- Facilitate the completion of a Road Safety Audit (RSA) to identify improvement strategies to enhance safety

▶ **Transportation Demand Management:**

- Property owner or manager will coordinate with MassRIDES
- Residents to be made aware of Emergency Ride Home program
- Public transportation information to be provided in a central location and/or otherwise made available to residents
- “Welcome Packet” to be provided to new residents detailing available public transportation services and commuter options
- Pedestrian accommodations will be provided that will link to the sidewalk along Worcester Street that will be improved as a part of the Project
- Secure bicycle parking will be provided



THANK YOU
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