

LOCATION:

Newton, MA

CLIENT:

City of Newton

Planning & Development Department

PROJECT TYPE:

Peer Review

PROJECT SUMMARY:

- Transportation Planning

On behalf the Zoning Board of Appeals, the Department of Planning and Development retained Traffic Solutions to conduct a peer review for the Arbor Point transit oriented development on the locus of the current Woodland Station parking lot. Woodland Station is a station on the Massachusetts Bay Transportation Authority's Green Line. Traffic Solutions was retained to review a traffic study and site plans for this proposed residential development.

Traffic Solutions prepared a report for use by the Zoning Board of Appeals, the Planning Department, and the public in evaluating the project with regard to its conformance with the City's Zoning Ordinances. Although the project was a Chapter 40B Project subject to a comprehensive permit, there were significant site circulation and traffic related concerns related to the project.

Traffic Solutions conducted an evaluation of the proposed vehicle, pedestrian, and bicycle routes to and from this site, as well as within the site. The existing commuter parking was to be relocated to a new structured parking facility on the back of the site. As a result, there was considerable concern regarding site circulation.

Traffic Solutions also conducted a thorough, independent review of the anticipated impacts on the surrounding streets and intersections. Based on the analyses submitted by the applicant's traffic engineer, Traffic Solutions evaluated any potential safety issues associated with the traffic generated from the proposed development. Traffic Solutions made recommendations regarding proposed mitigation measures and whether these measures would address all the impacts of the proposed development.

This project was complicated by the fact that the Newton-Wellesley Hospital (NWH), which is located just south of the Woodland site, is also proposing a large expansion. While this expansion project was summarily analyzed by the applicant's traffic engineer, the project was not sufficiently advanced to determine its impact on the Arbor Point project. However, every effort had to be made to incorporate the effects of the hospital project on the transit oriented development project.

