

Proposed Project Program

Project Component	Size
Marijuana Dispensary	3,740 SF
Vehicle Parking	17 spaces on-site 12 spaces off-site
TOTAL Vehicle Parking	29 spaces
Short-Term (Customer) Bicycle Parking	8 spaces
Long-Term (Employee) Bicycle Parking¹	4 spaces
TOTAL Bicycle Parking	12 spaces

SF = Square Feet

¹Weather-protected + covered bicycle parking



Summary of Findings

- The Project is expected to generate approximately 51 entering and 51 exiting net-new vehicle trips during the weekday evening peak hour and approximately 83 entering and 83 exiting net-new vehicle trips during the Saturday midday peak hour.
- The traffic generated by the Project is expected to have only minor impacts on the area's transportation infrastructure, including roadways and signalized intersections.
- The results of the analysis indicate that there will be minor increases in travel delay at some intersection approaches within the Project study area.
- The Proponent is committed to providing approximately 17 on-site parking spaces and 12 off-site parking spaces in connection with Project.
- The on- and off-site parking that is proposed will be sufficient to support peak parking demands generated by the RMD.
- This amount of parking exceeds the minimum parking requirement per Town of Watertown zoning – and also exceeds the amount of parking recommended per ITE Parking Generation Guidelines for a Registered Marijuana Dispensary Use (LUC 882). The amount of parking also exceeds the parking standard that was established and approved for the nearby 23 Elm Street RMD in Watertown.
- The Proponent will provide publicly-accessible bicycle parking racks to support both staff and visitors in exceedance of those required by zoning. (*8 short-term spaces and 4 long-term spaces*)
- The Proponent is committed to submitting and implementing a Comprehensive TDM Plan as a means to proactively support the use of alternative modes of travel and reduce single occupant driving.

Vehicle Parking Plan

- Project will provide 17 off-street parking spaces exclusively for customers (including 1 ADA space).
- All staff will be required to park off-site in a designated, off-site, off-street location to be leased by the Proponent. It is expected that 12 off-site parking spaces would be required for staff.
- Staff parking exceeds amount to support peak utilization, including overlapping shift changes.
- Proponent will develop and implement a Comprehensive Transportation Demand Management (TDM) Plan to further incentivize the use of alternative modes of transportation and reduce reliance on single-occupant driving.
- Customer parking will be actively managed by RMD staff at peak business times, as needed, to ensure efficient use of on-site spaces and reserve the use of parking only for customers of the site's retail use. This level of management may be determined to not be necessary as time passes. The proponent will work closely with Town of Watertown Planning staff to make any future necessary adjustments to the parking management plan.

- 1. Exceeds Town of Watertown minimum zoning requirement for off-street parking.**
- 2. Exceeds ITE Parking Generation standard for LUC 882 Marijuana Dispensary use;**
- 3. Exceeds parking standard established with recent approval of 23 Elm Street RMD in Watertown.**



Comprehensive TDM Plan

Given the project type and size, number full-time equivalent employees, and estimated average daily trips, the Town requires that a Basic TDM Plan be prepared and submitted in support of the Project. However, the proponent is committed to implementing and administering a Comprehensive TDM Plan as a means to proactively encourage the use of alternative modes of travel by their employees and customers (where feasible) and reduce single-occupant driving and parking needs. As such, this Comprehensive TDM Plan exceeds the minimum requirements of the Watertown Department of Community Development and Planning (DCDP).

TDM Targets + Goals:

- 1. 60% single occupancy vehicle (SOV) mode share*
- 2. Achieve a minimum of 14 points based on the Town's TDM identified measures through its mode shift point system*



Comprehensive TDM Plan Commitments

Measure	Points	Description
Join Transportation Management Association (TMA)	5	Provide access to shuttles and alternative transportation mode promotion and coordination
Bicycle parking	2	Provide secure bicycle parking at least 1.5 times above the zoning requirement. Bike racks must be ring and post or inverted "U".
Bicycle Repair Station or Service	1	Provide on-site tools or repair service through an on-call mechanic or vouchers to a local shop
On-Site Transportation Coordinator (TC)	2	Provide staff to assemble and distribute information on rideshare, transit, biking, coordinate carpools, administer TDM promotions and collect data on commuting modes. TMA can also provide this service.
Improve walking Conditions	2	Sidewalk, multi-use path, and streetscape improvements to encourage walking
Tailored Transportation Marketing	3	Provide employees with individualized information about travel options
Bike Share Membership	2	Provide bike share membership for employees
Subsidize MBTA passes	4	Subsidize passes by at least 50%
Offer Pre-tax MBTA passes	2	
TOTAL	23	

Additional Commitments:

- Provide lockers in break room for employees that walk or bike to work.
- BlueBikes has announced a system expansion including an expected 30 new stations including in the Town of Watertown. The proponent is also supportive of having a Bluebikes station built into the site plan and is open to conversations with the City about such an amenity.
- Establish an Off-Site No-Parking Policy that will be shared with all employees. The policy will include, among other components, a provision that prohibits on-street parking in the immediate neighborhood areas including corrective measures to enforce prohibition of on-street parking for all employees. Employees will be required to park in the designated 12 off-site parking spaces and will not be allowed to park in the on-site customer parking areas.

