

MEMORANDUM

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Ref: 1264
Subject: Traffic Assessment
1625 Andover Street
Tewksbury, Massachusetts
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INTRODUCTION

LandPlex, LLC has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the current development program for 1625 Andover Street in the Town of Tewksbury, Massachusetts.

The current development program is:

- marijuana-dispensary floor area of about 4,500 square feet (sf)
- office floor area of about 1,600 sf

The previous development program is fine-dining-restaurant floor area of about 4,500 sf.

This TAM concludes that the changed development program does not result in a significant change in tabulated peak-hour trip generation.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes trip-generation information in the authoritative *Trip Generation Manual*.¹ This information is based on empirical data for a variety of land uses including:

- land use 931, fine-dining restaurant²
- land use 882, marijuana dispensary³
- land use 712, small office building⁴

¹ ITE, *Trip Generation Manual*, 11th Edition (Washington DC, September 2021).

² ITE, *Trip Generation Manual*, volume 5, pages 645 to 671.

³ ITE, *Trip Generation Manual*, volume 5, pages 539 to 546.

Table 1 shows differences in total vehicle-trips due to the current program compared to the previous program as:

Land Uses	Vehicle-Trips							
	Daily	Weekday			Saturday			
		PM-Street-Peak Hour			Site-Peak Hour			
		Total	In	Out	Daily	Total	In	Out
Previous Development Program								
Fine-Dining Restaurant ^a	377	35	24	11	405	48	28	20
Current Development Program								
Marijuana Dispensary ^b	950	85	43	42	1,167	130	65	65
<u>Office^c</u>	<u>23</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>23</u>	<u>2</u>	<u>1</u>	<u>1</u>
Total	973	88	44	44	1,190	132	66	66
Differences Due to the Changed Development Program								
Differences	596	53	20	33	785	84	38	46

^a Based on ITE, *Trip Generation Manual*. Land use 931, fine-dining restaurant, 4,500-sf floor area.
^b Based on ITE, *Trip Generation Manual*. Land use 882, marijuana dispensary, 4,500-sf floor area.
^c Based on ITE, *Trip Generation Manual*. Land use 712, small office building, 1,600-sf floor area. Estimated for Saturday.

- weekday PM-street-peak hour, 53 (20 in and 33 out)
- Saturday site-peak hour, 84 (38 in and 46 out)

The proposed marijuana dispensary opens at or after 9:00 AM. Therefore, the dispensary is not open during the weekday AM-street-peak hour.

POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.⁵ Tabulated changes in peak-hour trip generation are below this national ITE threshold.

⁴ ITE, *Trip Generation Manual*, volume 4, pages 727 to 737.
⁵ ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.

CONCLUSION

This TAM concludes that the changed development program does not result in a significant change in tabulated peak-hour trip generation.