



May 5, 2011

Mr. Charlie McKenzie
Hamlen Development
54 Canal Street, 5th Floor
Boston, Massachusetts 02114

RE: 21 Third Avenue, Somerville, MA. – Traffic Memorandum

Dear Mr. McKenzie:

We have provided supporting data and documentation to demonstrate that the proposed change will *not* have a detrimental impact on the traffic operations of the surrounding street network; in fact, it will decrease the vehicle miles traveled in Somerville, more specifically Innerbelt Park, by 402,200 miles over a ten year period.

INTRODUCTION

It is our understanding that one of your potential tenants, Partners HealthCare System, Inc., located in the Innerbelt Park area of Somerville, is pursuing the relocation of an existing bus storage facility and associated bus service from 121 Innerbelt Road, to another location within the same business park, specifically a building/location at 21 Third Avenue (Figure 1). The buses and vans operated by Partners would be housed inside the existing building at 21 Third Avenue, as well as outside in the securely fenced yard.

Innerbelt Industrial Center Realty Trust and/or Partners HealthCare have provided us with details regarding the number of buses as well as their operational hours. The buses travel from Innerbelt Road to Washington Street and primarily onto Rutherford Avenue thereafter.



Figure 1 – Site (21 Third Avenue)

STRATEGIC PERSPECTIVE. EXCEPTIONAL RESULTS.

It is also our understanding that a special permit with site plan review is needed from the City of Somerville Zoning Board of Appeals (ZBA). As part of that process, and to assist the ZBA, this traffic memorandum was prepared to assist in the review of the project. The memorandum specifically addresses the change in departure location of the bus fleet and describes how that change would have no adverse impact on traffic on either Third Avenue or Innerbelt Road.

DESCRIPTION OF CHANGES TO TRAFFIC PATTERN

Based on information provided by Innerbelt Industrial Center Realty Trust and Partners HealthCare System, Inc., the existing shuttle bus service will be slightly altered as well as shortened. Currently, the shuttle buses travel from Innerbelt Road to Washington Street and on toward Sullivan Square for points north or east as well as south. Shuttle buses travelling to/from points south or west typically travel along Washington Street to Route 28. The change in the shuttle bus service involves moving the starting and end point from 121 Innerbelt Road to 21 Third Avenue (Figure 2).



Figure 2 – Existing & Proposed Shuttle Bus Route

The shuttle bus fleet currently includes 34 buses and 41 vans for a total of 75 shuttle vehicles. All of these business vehicles are stored on-site. In addition, approximately 119 employees will visit/use the Third Avenue location on a daily basis. This equates to a total of 194 vehicles visiting the site at various times of day. Based

STRATEGIC PERSPECTIVE. EXCEPTIONAL RESULTS.

on the information provided to Fort Hill, we have estimated that the maximum number of vehicles stored on-site at any one time is 103; occurring between the hours of 12 PM and 2 PM.

Using existing fleet and employee data for 121 Innerbelt Road, which will not change as a result of the relocation, the shuttle bus fleet combined with the employee vehicles results in 388 trips throughout the day. The level of trip activity varies greatly by time of day, with only 54 of the trips currently occurring during the morning peak hours (7-9 AM) and only 14 trips currently occurring during the evening peak hours (4-6 PM). The new bus route results in no increase to the number of trips during the peak hours or the entire day. The only change is to the reduction of linear feet travelled within the Innerbelt Business Park.

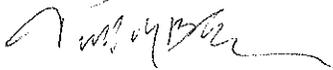
The change will result in a reduction of vehicle miles traveled in the City of Somerville. The proposed shuttle bus service route is approximately 1,500 feet (0.284 miles) less than the current route (Figure 3). Over the course of a year, the reduction represents a decrease of 40,220 vehicle miles travelled (including all buses, vans, and employee vehicles), representing a decrease of 402,200 vehicle miles travelled over a ten year period.

CONCLUSION

In conclusion, based upon the information provided, the proposed change will *not* have a detrimental impact on the traffic operations of the surrounding street network; in fact, it will decrease the vehicle miles traveled in Somerville, and more specifically Innerbelt Park, by 402,200 miles over a ten year period.

If you have any questions at all, feel free to contact me at 617-263-6430.

Very truly yours,
FORT HILL INFRASTRUCTURE SERVICES, LLC



Todd M. Blake
Associate