


MEMORANDUM

TO: Mr. Mark Diorio
The Bulfinch Companies, Inc.
250 First Avenue, Suite 200
Needham, MA 02494-2805

FROM: F. Giles Ham, PE 
Vanasse & Associates, Inc.
10 New England Business Center Drive
Suite 314
Andover, MA 01810
(978) 474-8800

DATE: January 28, 2015

RE: 6467 - Newton, MA

SUBJECT: Atrium Mall Redevelopment
Newton, MA

As requested, Vanasse & Associates, Inc. (VAI) has provided a Trip Generation Comparison for the potential redevelopment of the Atrium Mall in Newton, Massachusetts. The Atrium Mall is currently vacant, but previously accommodated approximately 260,500 sf of retail spaces. The potential redevelopment could accommodate the following mixed uses.

Use	Square Footage (sf)
Retail	25,000 sf
Medical Office	60,000 sf
Office	50,500 sf
Restaurant	25,000 sf/332 seats
Laboratory	<u>100,000 sf</u>
Total	260,500 sf

David A. Olson, CMAA
Newton, MA 02459

2015 FEB -3 PM 5:43

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Newton City Clerk

As shown, the potential use could be a mix of retail, offices, restaurants and laboratory space. Based upon industry trip generation standards, a comparison of the prior retail use to the mixed-use was completed. The trip generation comparison is shown in Table 1.

As shown in Table 1, the change from all retail to a mixed-use is expected to generate less traffic during the weekday and weekends on a daily basis and less traffic during the weekday evening and Saturday midday peak hours. Only during the weekday morning peak hour would there be an expected traffic increase.

cc: A. Schlesinger, Esquire
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