



**740 Beacon Street  
Transportation Peer Review**

# Project Location





# Project History – Transportation Peer Review

- March 2021: Traffic Memo and Site Plan submitted
- May 2021: TDM Plan and Concept Plans submitted
- June 2021: BSC issues comment letter
- August 2021: Response to City and BSC Comments
- September 2021: BSC issues additional comment letter
- October 2021: Response to City and BSC Comments
- November 2021: Land Use Committee Hearing



## Peer Review Summary: June - August 2021

- New counts at Langley Road/Union Street
- New Saturday counts
- Reviewed options for improvements at Beacon Street/Union Street intersection
- Updated crash evaluation
- Trip generation: ITE Trip Generation vs. expected operations
- Updated trip distribution patterns to reflect one-way nature and left-turn restrictions on Union Street
- Parking analysis – vehicular movements through site
- On-site pedestrian facilities
- Pedestrian upgrades at Union Street/Langley Road
- Traffic operations analysis



## Peer Review Summary: September - October 2021

- On-site Parking: Recommend that 4 spaces on left side of building are employee-only
- On-site pedestrian path: Limited width; recommend usage of stamped pavement or concrete
- Langley Road/Union Street improvements: Installation of RRFB and upgraded curb ramps on three corners of intersection for ADA compliance
- Minor changes to TDM program: expand transit subsidy to other modes; contribution to Blue Bike program; on-site bicycle storage for employees/visitors



# Off-Site Improvements

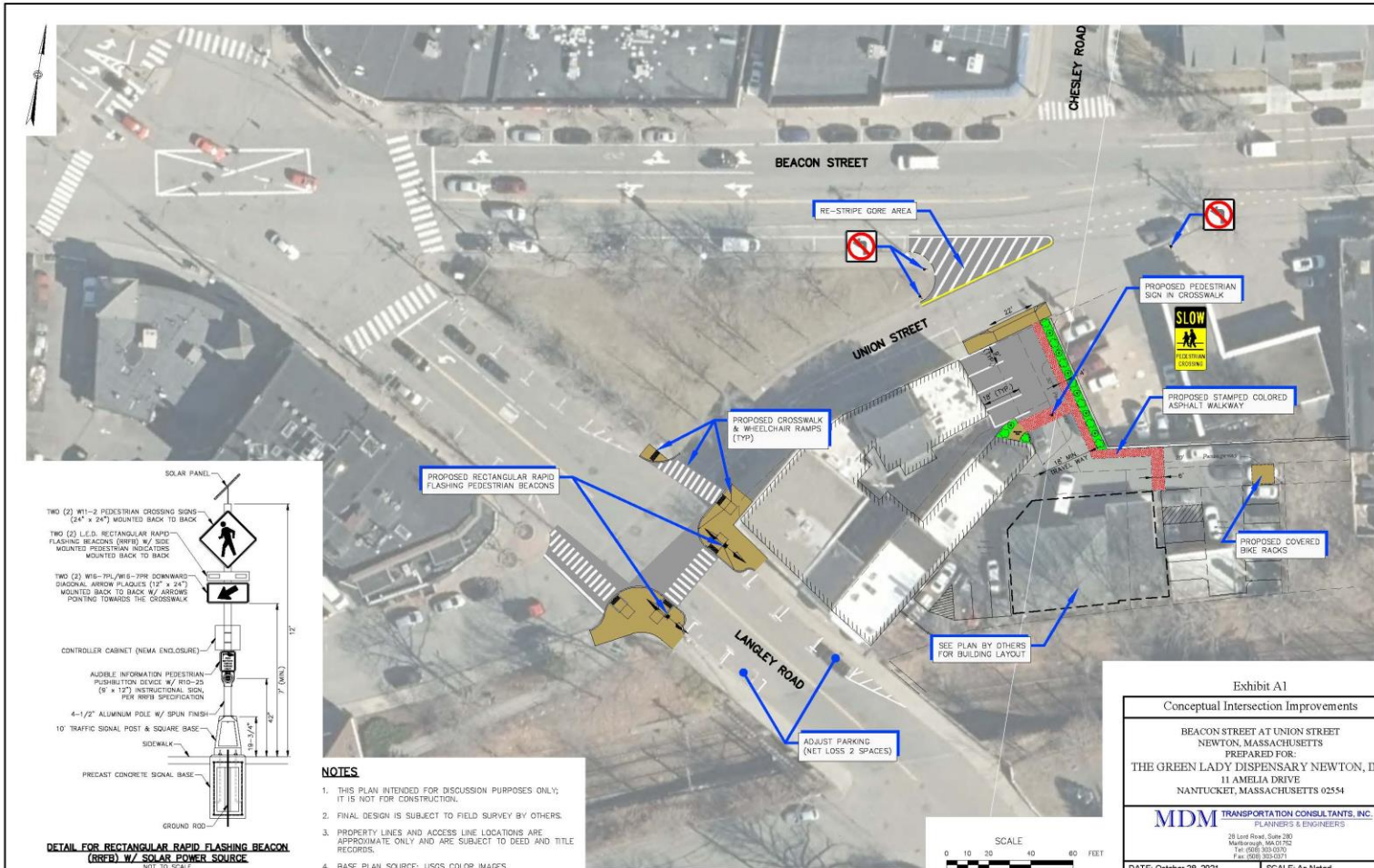


Exhibit A1  
Conceptual Intersection Improvements

BEACON STREET AT UNION STREET  
NEWTON, MASSACHUSETTS  
PREPARED FOR:  
THE GREEN LADY DISPENSARY NEWTON, INC.  
11 AMELIA DRIVE  
NANTUCKET, MASSACHUSETTS 02554

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DATE: October 28, 2021 SCALE: As Noted  
PROJECT No. 1098 File: 1098 Concept Plan 2021-10-28.dwg Sheet 1 of 1