Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, MassDOT Secretary & CEO

massDOT
Massachusetts Department of Transportation

January 10, 2017

Matthew Beaton, Secretary
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114-2150

RE: Revere: 205 Revere Beach Parkway – ENF
(EEA# 15411)

ATTN: Purvi Patel

Dear Secretary Beaton:

On behalf of the Massachusetts Department of Transportation, I am submitting comments regarding the proposed 205 Revere Beach Parkway project in Revere, as prepared by the Office of Transportation Planning. If you have any questions regarding these comments, please contact J. Lionel Lucien, P.E., Manager of the Public/Private Development Unit, at (857) 368-8862.

Sincerely,

Robert G Fry /FOR

David J. Mohler
Executive Director
Office of Transportation Planning

DJM/jll

Ten Park Plaza, Suite 4150, Boston, MA 02116
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cc: Thomas J. Tinlin, Administrator, Highway Division
Patricia Leavenworth, P.E., Chief Engineer, Highway Division
Paul Stedman, District 4 Highway Director
Diane Hanson, Program Director, MassRIDES
City of Revere, Planning Department
Neil Boudreau, State Traffic Engineer
PPDU Files

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TO: David J. Mohler, Executive Director

FROM: J. Lionel Lucien, P.E, Manager, Public/Private Development Unit
Office of Transportation Planning LL

DATE: January 10, 2017

RE: Revere: 205 Revere Beach Parkway – ENF
(EEA #15411)

The Public/Private Development Unit (PPDU) has reviewed the Environmental Notification Form (ENF) for the proposed 205 Revere Beach Parkway project in Revere. The project site consists of a 6.2-acre parcel of land containing a vacant 41,300 square foot building, last used as a Shaw's supermarket, and 166,000 sf of paved parking lot. The proposal is to demolish the existing vacant supermarket on the site and construct a mixed-use development comprising two buildings: a 5-story hotel consisting of 132 keys, a six-story multi-family residential building consisting of 195 residential units, ground level amenities, landscape areas, and resident parking. The proposal will provide a total of 298 garage and surface parking spaces, a reduction from the currently 327 striped surface parking spaces for the former Shaw's Supermarket. The project is located on the north side of Revere Beach Parkway, immediately east of its intersection with North Shore Road. The Massachusetts Bay Transportation Authority Beachmont station is located within walking to the site, on Winthrop Street

The project requires a Vehicular Access Permit from MassDOT since the site abuts North Shore Road, a state-controlled highway. Site access will be provided via Route 16 (Revere Beach Parkway), a state roadway under the jurisdiction of the Department of Conservation and Recreation.

Trip Generation

According to information included in the ENF, the project is expected to generate 2,374 additional vehicle trips on an average weekday. When adjusted for mode split due to its proximity to the MBTA Beachmont Station and other mode choice opportunities, the project is expected to generate 1,226 net vehicle trips on an average weekday. The former Shaw's grocery store trip generation was estimated at 4,222 vehicle trips based on ITE Land Use Code 850 (Supermarket),

Site Access Improvements

The project is proposing to improve mobility along the site frontage and simplify site access by consolidating the three curb cuts along Route 16 into two newly redesigned site driveways. Primary access to the site will be via a full-access driveway that would serve the

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hotel and the residential component of the project. A secondary driveway would provide right-in, right-out to the site serving primarily the hotel component of the project.

These site access improvements and other measures that encourage safety and traffic calming, such as signs and pavement markings, are recommended and required to ensure that the project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner.

Multimodal Access and Facilities

The Proponent is committed to working with DCR and the City of Revere on pedestrian safety improvements adjacent to the site to encourage walking and transit use. These improvements will be primarily implemented along the north side of Revere Beach Parkway adjacent to the site, at the Revere Beach Parkway/Winthrop Avenue intersection, and the Revere Beach Parkway/Tomasello Way intersection. We defer to DCR and the City of Revere on the determination of appropriate mitigation at these locations.

Transportation Demand Management (TDM) Measures

The Proponent has committed to implementing a TDM program to reduce the project's vehicular impacts on the adjacent transportation network. Given the site's location and its proximity to available public transportation, a comprehensive TDM program will promote the use of public transportation, walking, and bicycling. The Proponent has committed to the following TDM measures:

- Pedestrian improvements to encourage walking and transit use
- Car-Sharing service to help reduce auto-ownership among residents and provide an alternative for hotel guests.
- A transportation coordinator to implement the TDM program
- Orientation packets for new residents on available transportation choices and associated schedule information;
- Bicycle racks will be provided on site; if feasible these should be provided in a secure area and weather protected.

We recommend that no further environmental review be required based on transportation related issues. The project is not expected to have a significant impact on state highway locations and the Proponent has committed to a comprehensive transportation mitigation plan to facilitate multimodal access to the site. The Proponent should continue consultation with appropriate MassDOT units, including the District Office during the access permit process. If you have any questions regarding these comments, please contact me at (857) 368-8862.