



Deval L. Patrick, Governor  
Timothy P. Murray, Lt. Governor  
Richard A. Davey, Secretary & CEO

**massDOT**  
Massachusetts Department of Transportation

December 11, 2012

Richard K. Sullivan, Jr., Secretary  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114-2150

RE: Woburn-The Ledges at Woburn – ENF  
(EEA #14980)

ATTN: MEPA Unit  
Nicholas Zavalas

Dear Secretary Sullivan:

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

Sincerely,

David J. Mohler  
Executive Director  
Office of Transportation Planning

DJM/jll

cc: Francis A. DePaola, P.E., Administrator, Highway Division  
Thomas F. Broderick, P.E., Chief Engineer, Highway Division  
Patricia Leavenworth, P.E., District 4 Highway Director, Highway Division  
Neil Boudreau, State Traffic Engineer  
PPDU files  
MPO Activities files  
Boston Region Metropolitan Planning Organization  
Planning Department, City of Woburn  
MassRIDES

COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF TRANSPORTATION  
OFFICE OF TRANSPORTATION PLANNING

MEMORANDUM

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TO: David J. Mohler, Executive Director  
Office of Transportation Planning

FROM: J. Lionel Lucien, P.E., Manager  
Public/Private Development Unit

DATE: December 11, 2012

RE: Woburn – Ledges at Woburn – ENF  
(EEA #14980)

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The Public/Private Development Unit (PPDU) has reviewed the Environmental Notification Form (ENF) for the proposed “Ledges at Woburn” project. The proposal includes the construction of 168 mixed-income apartment units in four three-story buildings, to be created under MGL Chapter 40B, as well as a one-story freestanding clubhouse. Access to the site would be provided via a single driveway off of Main Street (Route 38).

The project site is approximately 8.92 acres in size, and is bordered by undeveloped land to the north, single-family and two-family residences to the south, land that accommodates a cellular phone tower to the west, and Saint Anthony’s Italian-American Club to the southwest. The site is currently undeveloped, but has a curb cut and a gravel driveway off of Route 38. The proposed access to the site is in the approximate location of the existing curb cut.

According to information included in the ENF, the project is estimated to generate 1,142 new daily vehicle trips and would include the construction of 300 parking spaces. The proponent is proposing the removal of 250,000 cubic yards of earth material over the course of 53 weeks. MassDOT recommends that the proponent schedule and monitor the truck traffic associated with this site work to minimize the impact on traffic operations during peak traffic hours.

The ENF includes a Traffic Impact and Access Study that indicates that under 2017 future conditions, the project would worsen traffic operating conditions at the Route 38/School Street intersection and the Route 38/project site drive intersection:

- The signalized intersection of Route 38 and School Street would decline from overall level of service (LOS) D under existing conditions to LOS E under 2017 future no-build conditions during the weekday morning rush, which could result in a material increase in delays. The decline in LOS at this intersection would be exacerbated by the addition of the proposed

development. The proponent should work with MassDOT to improve the signal timings and to optimize the signal coordination along Route 38.

- The left-turn into the site at the Route 38/proposed driveway is expected to operate at LOS E during the weekday evening. The TIAS indicates that the projected volume of traffic entering the site marginally warrants a left-turn lane on Route 38 northbound. MassDOT recommends that the proponent instead widen Route 38 to provide a bypass lane in the northbound direction at the site driveway. The delay associated with the left-turn movement entering the site off of Route 38 would only affect motorists entering the site and would not disrupt the through traffic on Route 38 with the provision of this recommended improvement.

The proponent is reminded that roadway design, as well as the design of internal project roadways and circulation, must be consistent with a Complete Streets design approach that provides adequate and safe accommodations for all roadway users, including pedestrians, bicyclists, and public transit riders. Consistent with this objective, the proponent should provide five-foot-wide shoulders for bicycle travel along Route 38 when reconstructing the roadway in front of the site. In addition, MassDOT has reviewed the ENF and recommends that an analysis of the State Highway drainage system be conducted prior to the proposed drainage overflow connection. The District also recommends that every effort be made to maximize the retention and infiltration of storm water runoff on the project site.

#### Pedestrian and Bicycle Access

The proponent is proposing a series of sidewalks facilitating pedestrian movement throughout the site and access to the bus service on Route 38. However, the nearest crosswalk is approximately 1,000 feet from the site. During the reconstruction of Route 38 in front of the site, the proponent should work with MassDOT District 4 to design and build a crosswalk with fully-accessible ramps at this location to ensure safe crossing to the outbound bus stop on the northbound side of the roadway.

The TIAS indicates that bicycle racks will be located on the site, but their location is not shown on the site plan. In addition to locating bicycle racks throughout the site, covered bike parking should be provided.

#### Public Transportation

The site is located in close proximity to MBTA public transit service: Bus Route 134 travels on Route 38, immediately adjacent to the site. The proponent has committed to building a sidewalk along the site driveway, reconstructing the sidewalk along Route 38 to provide safe access to this service, and selling transit passes to residents. The proponent should also post bus schedules in a visible location within the building and make them available to residents upon request.

Transportation Demand Management (TDM)

The proponent has agreed to provide the following TDM measures with the goal of reducing vehicle trips by residents:

- Providing on-site amenities, including a fitness center, swimming pool, and mail drop;
- Hiring an on-site property manager to distribute information and promote the use of public transit;
- Installing information kiosks that include cycling maps and transit routes/schedules;
- Implementing parking restrictions that discourage residents from parking a second or third vehicle in designated visitor spaces;
- Implementing a carpooling/ridesharing program;
- Providing bicycle parking, including weather-protected bicycle parking for residents and publicly-accessible racks for visitors; and
- Reducing the number of parking spaces from the 336 as required by the City to 300 to encourage use of travel modes other than single-occupancy vehicle.

In addition, the proponent should implement the following TDM measures:

- Providing transit subsidies to use public transportation;
- Supporting ride-matching/carpooling through the active promotion of NuRide, the Commonwealth's web-based trip planning and ride-matching system that allows users to earn rewards for taking greener trips; and
- Providing an on-site space for the location of a car-sharing service.

The proponent should work toward identifying the details of these measures as well as developing additional programs. The proponent should also consult with MassRIDES, the Commonwealth's Travel Options provider, to help implement the TDM program.

We recommend that no further environmental review be required based on transportation issues. The details of the design of the above mitigation measures will be worked during the permitting process for the project. If you have any questions regarding these comments, please contact me at (857) 368-8862 or Derek Valentine at (857) 368-8885.