

## **TAB 2 – TRANSPORTATION**

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### **Section 14-526. Site Plan Standards.**

**The following statements are provided in accordance with the submission checklist Tab 2 and Section 14-526 of the ordinance.**

#### **(a) Transportation Standards**

##### **Transportation Analysis – Traffic Impact (14-526 (a) 1)**

- *Provisions for pedestrian, bicycle, vehicle, and loading circulation and incremental volume of traffic impacts*
- *Traffic Impact Study (Technical Manual, Section 1) if applicable*

##### *1. Impact on Surrounding Street Systems:*

The development will fit in with the existing street system, as it will continue to use improved access locations off Commercial Street. Based on the limited intensity of use, the project is expected to have an insignificant impact on traffic in the neighborhood. Due to its land use as a Boat Maintenance Facility, Building E does not involve specific pedestrian or bicycle facilities. Vehicle and loading circulation to the building are accounted for on the plan.

##### **Access and Circulation (14-526 (a) 2 a)**

- *Access and internal circulation, addressing ADA access*
- *Access and egress impacts on traffic flows*
- *Description and use of drive-up features, if applicable*

##### *2. Access and Circulation:*

###### *a. Site Access and Circulation.*

- (i) The development provides access via Commercial Street. Ample turning movement is provided at each street entrance. Internal circulation has been reviewed and designed to accommodate the typical use of semi-trailers, boat trailers, and the travel lift. The driveways have been operating satisfactorily over the course of the past years and are expected to continue into the future.
- (ii) Access and egress have been designed to avoid conflict with existing turning movements and traffic flows.
- (iii) The site does not feature drive up services as mentioned in this requirement.
- (iv) Site access has been designed so as not to impede potential future connection to adjacent streets.

### **Loading and Servicing (14-526 (a) 2 b)**

- *Loading and servicing needs, route and travel way geometrics for deliveries*
- *Turning templates for delivery vehicles, if applicable*

#### 2. *Access and Circulation:*

##### *b. Loading and Servicing:*

- (i) The site layout has been configured to accommodate the typical movements of large boat delivery vehicles and access to the boat ramps. Moreover, the operations of the travel lift basin have factored into the positioning of the building.

### **Sidewalks (14-526 (a) 2 c)**

- *Sidewalks and condition along street frontages and internal walkways*
- *Engineered details for ADA ramps and public sidewalk details meeting sidewalk materials policy and ADA ramp construction details as applicable (Technical Manual, Section 1)*

#### 2. *Access and Circulation:*

##### *c. Sidewalks:*

- (i) The Applicant is requesting a waiver to provide a sidewalk along the full property frontage as previously contained in the Findings for the Buildings C & D project and approved by the Planning Board on January 23, 2018. We believe no further evidence is required for the Building E project.

### **Public Transit (14-526 (a) 3), if applicable**

- *Existing available transit services*
- *Proposed site plan design details, such as easement, pad base, and shelter*

#### 3. *Public Transit Access.*

- a. The development contains no residential uses therefore Public Transit Access is not applicable.
- b. A new Transit stop is not proposed.
- c. A new Transit stop is not proposed.
- d. Waiver: The Applicant requests a waiver of the transit facility requirement.

#### **Off-Street Parking: Vehicle & Motorcycle/Scooter (14-526 (a) 4 a and c)**

- *Expected parking demand, proposed parking supply, ADA parking, and applicable Zoning Requirements*
- *Address Technical Manual standards (Section 1) for curb cut separation and parking lot layout and locate on site plan*

#### 4. *Parking.*

##### a. *Location and Required Number of Vehicle Parking Spaces.*

- (i) The Applicant is providing parking for their employees within the boat parking area around the site. The Applicant is seeking flexibility to move vehicular parking around the site to meet variable vessel parking demand therefore no specific vehicular spaces are identified on the site plans. Building E will not involve any increase to employee or patron parking demand.
- (ii) The Applicant has not prepared a TDM strategy, as it is not applicable to the intended uses.
- (iii) The Applicant proposes the amount of parking which is appropriate for the anticipated uses of this site.
- (iv) Parking spaces and aisles have been designed to meet the dimensional requirements of the Technical Manual.
- (v) Vehicle and vessel parking areas have been designed to withstand site conditions.

##### c. *Motorcycles and Scooter Parking.*

- (i) The Applicant is requesting a waiver of the motorcycle/scooter parking requirements based on the site use.

#### **Bicycle Parking (14-526 (a) 4 b)**

- *Address bicycle parking requirements and identify locations on-site*
- *Construction details for bike racks (Technical Manual, Section 1)*

#### 4. *Parking.*

##### b. *Location and Required Number of Bicycle Parking Spaces.*

- (ii) The Applicant is requesting a waiver of the bicycle parking requirements based on the site use for Building E.

**Snow Storage (14-526 (a) 4 d)**

- *Management plan for snow removal and locate snow storage areas on plans*

4. *Parking.*

d. *Snow Storage.*

- (i) Snow storage management will employ two strategies:

1. On-site snow storage around the perimeter of the site.

2. Snow removal and off-site storage. Generally speaking, the nature of the proposed site use precludes the need for significant snow removal.

**Traffic Demand Management (TDM) (14-526 (a) 5), if applicable**

- *Develop TDM with Trip Reduction Targets and Strategies*

5. *Transportation Demand Management (TDM).*

- a. A TDM plan is not required for the project.