

1521 Beacon Street

Community Meeting – May 6, 2015



Aerial View



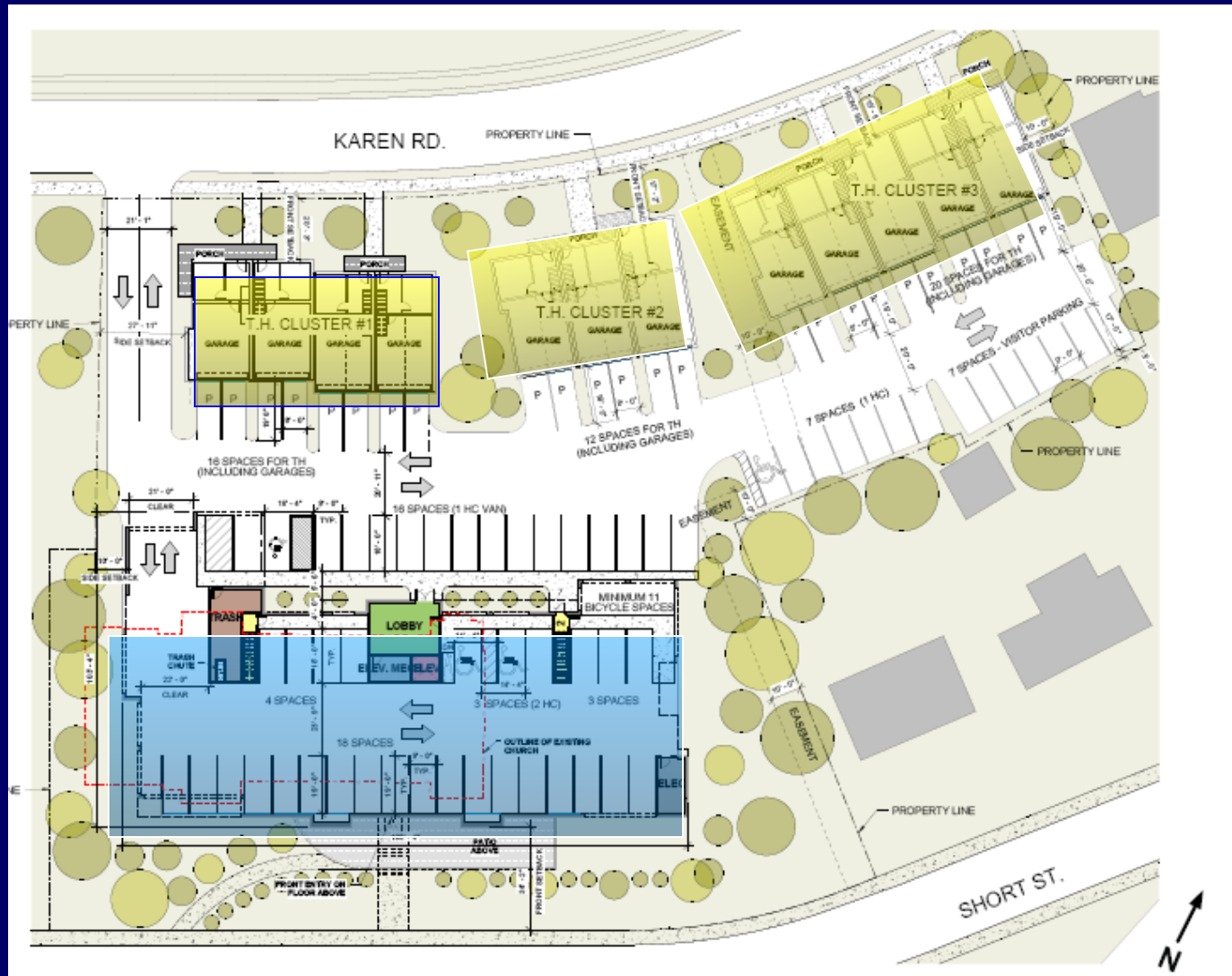
Site Plan



Aerial View



Site Plan



Rendering of Apartment Building (Short Street)



Rendering of Townhouses (Karen Road)



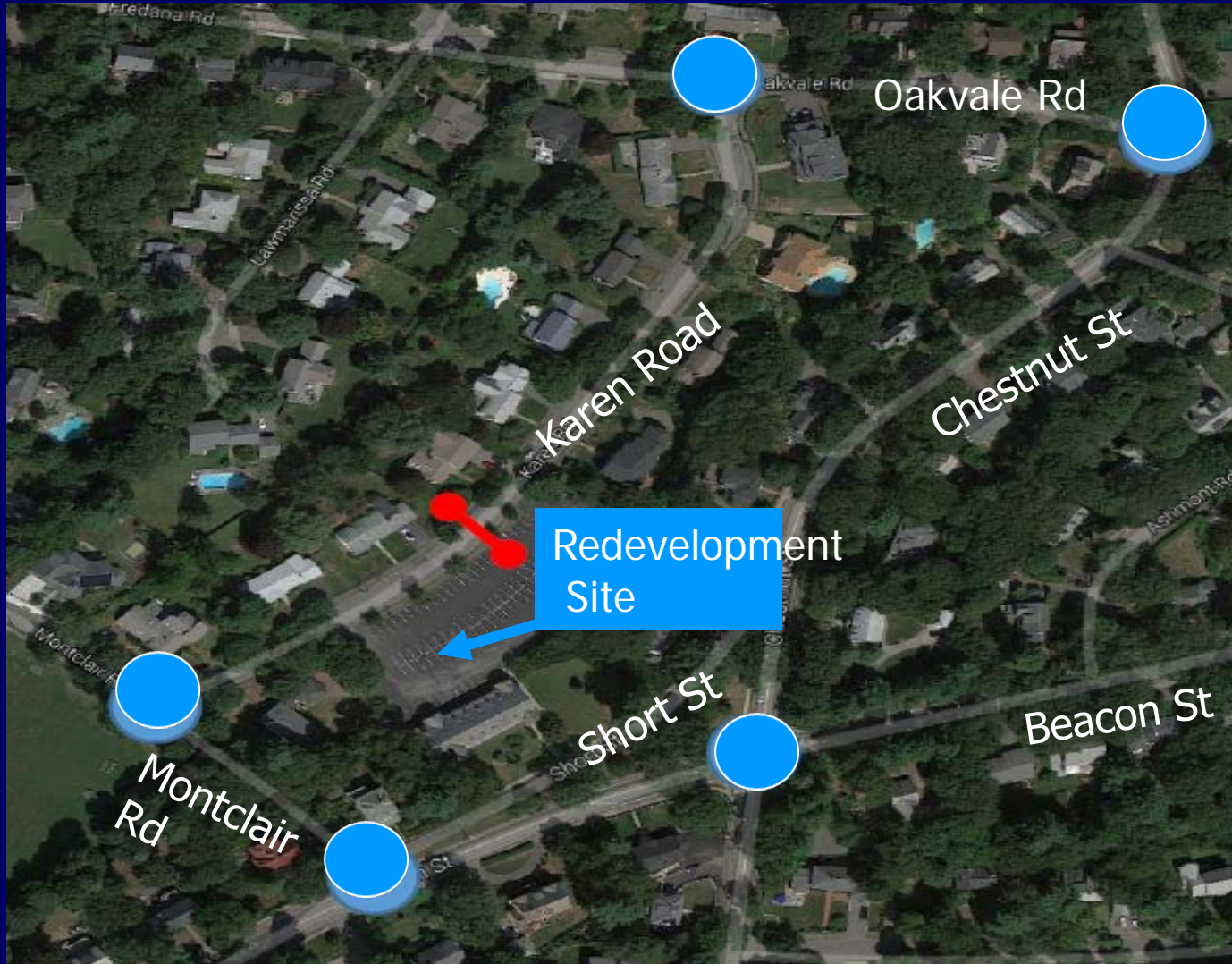
Typical Townhouse Elevation



Traffic Overview

- Detailed Traffic Study is being prepared consistent with typical City Requirements
- Met with City of Newton to Discuss study area
- For this evening I will touch on the following:
 - Project Study Area
 - Existing Condition Assessments
 - Potential Redevelopment Change in Traffic
 - Potential Key Intersection Enhancement

Study Area





Future Peak Hour Site Traffic Activity

| TRIP GENERATION SUMMARY | | | | | |
|-------------------------|-------------------|---------------------|---------------------|-----------------------|----------------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | Existing Church | Proposed Apartments | Proposed Townhouses | <u>Proposed Total</u> | <u>Net New Trips</u> |
| Land Use Code (ITE) | 560 | 220 | 230 | | |
| Size | <u>13.244 ksf</u> | <u>36 Units</u> | <u>12 Units</u> | | |
| Weekday Morning | | | | | |
| Enter | 5 | 4 | 2 | 6 | 1 |
| <u>Exit</u> | <u>3</u> | <u>17</u> | <u>8</u> | <u>25</u> | <u>22</u> |
| Total | 8 | 21 | 10 | 31 | 23 |
| Weekday Evening | | | | | |
| Enter | 3 | 24 | 7 | 31 | 28 |
| <u>Exit</u> | <u>4</u> | <u>13</u> | <u>3</u> | <u>16</u> | <u>12</u> |
| Total | 7 | 37 | 10 | 47 | 40 |
| | | | | | |
| | | | | | |

Key Intersections



Short Street

- Traffic Volume is moderate on this movement
- Acute Approach to Montclair/Beacon is awkward at best
- Egress to Beacon Street wb is uncomfortable with SD

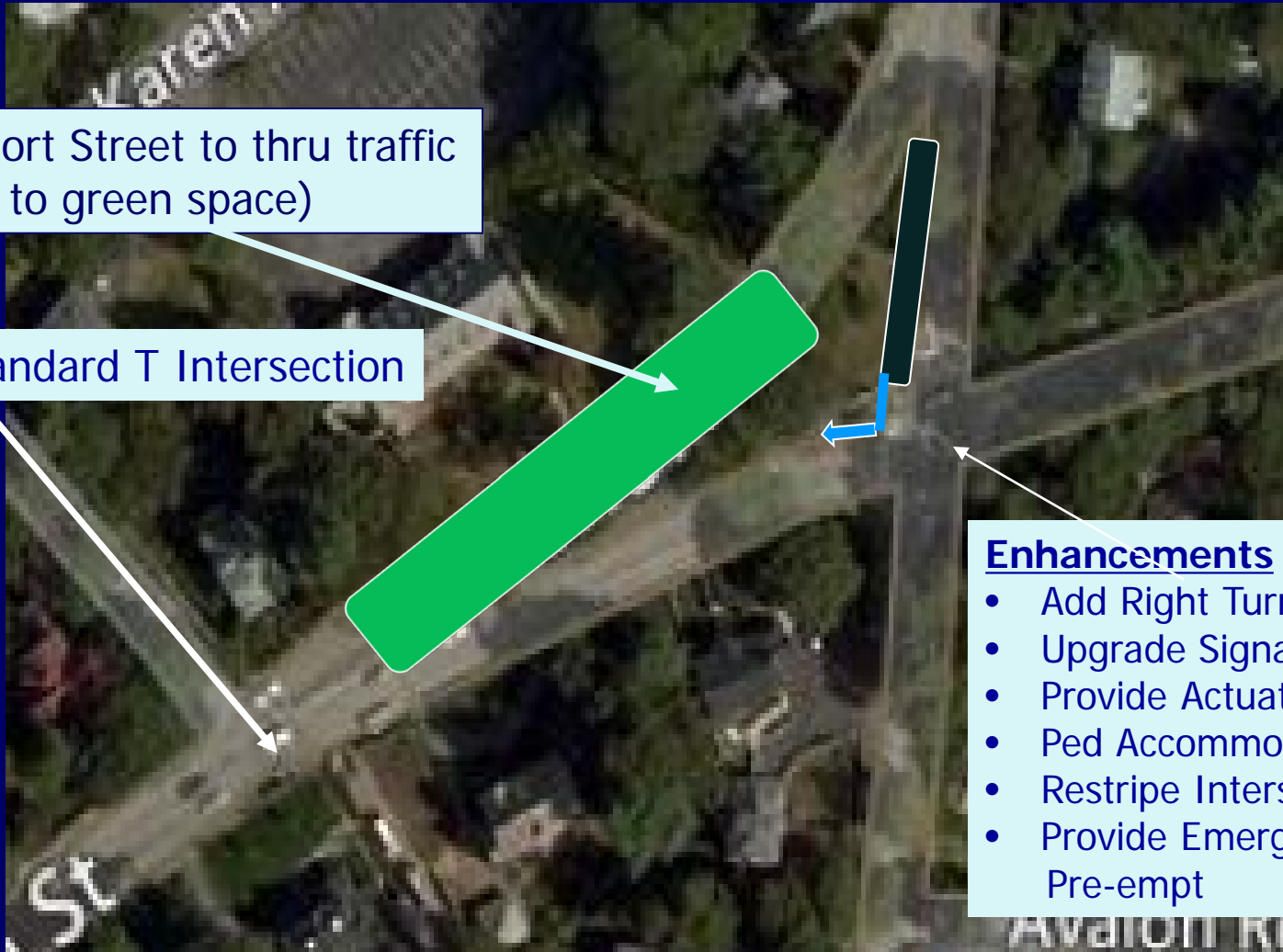
Existing Signalized intersection

- Equipment is old and outdated
- Pre-timed Traffic Signal (inefficient)
- Does not meet current MUTCD/ADA standards

Potential Enhancements

Close Short Street to thru traffic
(convert to green space)

Create Standard T Intersection



Enhancements

- Add Right Turn Lane
- Upgrade Signal
- Provide Actuation
- Ped Accommodate (ADA)
- Restripe Intersection
- Provide Emergency Pre-empt

