

3225 MAIN STREET • P.O. BOX 226  
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD  
COMMISSION

---

(508) 362-3828 • Fax (508) 362-3136 • [www.capecodcommission.org](http://www.capecodcommission.org)

February 22, 2016

Eliza Cox  
Nutter McClennen & Fish LLP  
1471 Iyannough Road  
P.O. Box 1630  
Hyannis, MA 02601

Re: Atlantic Subaru, Bourne – Transportation Discussion

Dear Eliza,

Following our February 10, 2016 meeting and subsequent conference calls, please find below comments from Commission staff on the proposed DRI modification. The discussion have provided Commission staff a better understanding of the operations of the existing and proposed dealership and, as such, some of our previous recommendations have been modified.

#### TRIP GENERATION

As detailed in our 12/2/15 letter, Commission staff suggested that the proposed eight additional services bays will result in addition trips to the facility. Based on discussions at the 2/10/16 meeting, Commission staff suggests that two bays in the proposed expanded facility, the service wash bay and the inspection bay, will not result in additional trips. Vehicle washing is an amenity provided to customers already on site for other services and, in itself, will not generate trips. The inspection bay would allow new vehicles to be inspected on-site rather than having an employee drive to an off-site facility for inspection services.

Overall, based on Commission staffs understanding of how the new facility will be utilized, staff suggests that the increase in trips will be 75% of what would normally be anticipated for an increase in eight service bays. Commission staff updated the trip generation estimate, based on trip generation data in *Institute of Transportation Engineers' (ITE) Trip Generation*, 9<sup>th</sup>



Edition, for Land Use Code (LUC) 942 (Automobile Care Center) with adjustment to account the differences in operations of this facility.

**Table 1: Estimated Increased Trip Generation**

Time Period	Estimated Trips based on ITE Trip Generation rates	Estimated Trips Adjusted for Anticipated Operation <sup>3</sup>
Weekday Daily Trips	118 <sup>1</sup>	89
Saturday Peak Hour Trips	13 <sup>2</sup>	10

Note:

<sup>1</sup> Based on Weekday PM Peak Hour trips ITE Land Use Code 942 (Automobile Care Center) for 3,360 sf (8 bays) multiplied by the Weekday/Weekday PM Peak Hour ratio for ITE Land Use Code 941 (Quick Lubrication Vehicle Shop) to convert to Weekday trips

<sup>2</sup> Based on Saturday trips ITE Land Use Code 942 (Automobile Care Center) for 3,360 sf (8 bays) multiplied by the Saturday Peak Hour/Saturday ratio for ITE Land Use Code 941 (Quick Lubrication Vehicle Shop) to convert to Saturday Peak Hour trips

<sup>3</sup>Based on effective increase of 6 bays, calculated as 75% of trips from 8 bays

#### TRIP REDUCTION

Applying the trip reduction rate from the original decision, \$1,026 per trip, the trip reduction mitigation for 18 trips (20% of the 89 weekday daily trips) would be **\$18,468**.

#### CONGESTION

Applying the same methodology as the original decision, congestion mitigation would be \$100 per regional roadway and regional intersection impacted. For 8 peak hour trips (80% of the 10 Saturday peak hour trips) on Waterhouse Road (regional roadway) and through the Waterhouse Road at Route 28 intersection (regional intersection), the congestion mitigation is **\$1,600**.

#### SIDEWALK CONNECTION OPTION

As discussed that the 2/2/16 meeting, there is the potential for the Applicant to construct a sidewalk from where it currently terminates on Waterhouse Road, across their site frontage, to the property to the south. This would provide a safe path of travel where pedestrians are currently forced into the roadway. This sidewalk would be of particular value in providing a safe connection between the large family campground to the south of the site and the existing sidewalk network. A safe connection to the existing sidewalk would need to include a properly sited, marked, and signed crosswalk with ADA-compliant ramps. The design of the sidewalk should work in concert with the proposed landscaping improvements on the site to provide both a safe and attractive path of travel.

Based on MassDOT construction bid prices, if such a sidewalk connection were constructed, Commission staff suggests that all trip reduction and congestion mitigation responsibilities would be met with no payments required.

Atlantic Subaru – Bourne  
February 22, 2016

Please feel free to contact me with any questions regarding these comments or anything else.

Sincerely,



Glenn Cannon, P.E.  
CCC Director of Technical Services

Cc: Steven Tupper, CCC Transportation Planner  
Jonathan Idman, CCC Chief Regulatory Officer