



To: Andrew Dankworth
Pembroke Real Estate

Date: March 15, 2019

Memorandum

Project #: 13862.00

From: David Black

Re: Commonwealth Pier Revitalization
Key Transportation Findings

This memorandum summarizes VHB's key findings from the transportation analysis presented in Section 5 of the Project Notification Form (PNF) submitted to the Boston Planning & Development Agency (BPDA) on February 13, 2019, as follows:

1. Because the Project will result in a very minor increase in the total building square footage, average peak hour vehicle trip generation by the Project will be relatively limited.
2. Increased trip generation by the office and retail components of the Project will be off-set significantly by the elimination of the existing Exhibition Hall and reduction in Event/Ballroom space.
3. The elimination of the Exhibition Hall will eliminate its variable 7-day event-to-event trip generation, replacing its often-high spikes in attendance by the more consistent, lower weekday-to-weekday office trip generation pattern.
4. The Project Site is transit-oriented, being well served by multiple public transportation services, including the MBTA Silver Line and Express and Local bus routes, as well as water transportation options, resulting in availability of alternative transportation modes to auto-travel.
5. The Project will continue to accommodate water taxi service without compromising potential for planned future water shuttle service by the Proponent or others.
6. The traffic analysis accounts for increases in roadway volumes due to other area developments which will be considered in the City's upcoming South Boston Waterfront Transit Study.
7. The consolidation of the service area within the building closer to Seaport Boulevard will reduce the extent of the Harborwalk and sidewalks along Seaport Boulevard currently used by trucks and service vehicles.
8. The current informal parking and associated vehicle trips at the Viaduct level will be eliminated. Only occasional truck access for events on the Terrace in front of the headhouse will be permitted.
9. The elimination of 4 existing truck curb-cuts for the Exhibition Hall on Seaport Boulevard will eliminate associated conflicts with pedestrians on the sidewalk and traffic flow along Seaport Boulevard, as well as increasing the length of available curb for drop-off functions etc.
10. The opening of the arcade under the headhouse will dramatically increase the available sidewalk area for pedestrians, enabling the retail spaces to be fully accessible and enhancing the pedestrian environment.
11. A detailed curb regulation and management plan for Seaport Boulevard will be developed in coordination with Massport to allocate appropriate zones to accommodate a variety of uses, including shuttles, buses, TNC services (e.g. Uber, Lyft), short-term parking and limited loading in a more efficient and controlled way.

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12. The improvements on Seaport Boulevard will be designed to protect the integrity of Massport's existing Truck Route.
13. Drop-off/Pick-up and valet operations will be accommodated at the Viaduct level where there is an existing generous drop-off/pick-up loop at the Seaport Hotel, proximate to the new restaurants and office space.
14. The Project will provide ample bicycle parking for employees and visitors, strengthening the accommodations already provided at Massport's nearby South Boston Waterfront Transportation Center.
15. The Project will be supported by a robust Transportation Demand Management (TDM) program.