



Memorandum

To: Mr. John Gumpert
Stevens Mill Owner LLC
1465 Northside Drive NW #116
Atlanta, GA 3031

Date: March 24, 2022
Project #: 15303.00

From: Vinod K. Kalikiri, PE, PTOE

Re: Summary of Transportation Improvements – 8 Mill
Street
Dudley, Massachusetts

VHB prepared this memorandum to summarize the transportation improvement measures that are associated with the above referenced project. The memorandum has been assembled based on the information contained in the August 24, 2021 traffic study for the project and recommendations from the two rounds of traffic peer review conducted by the Town's traffic consultant. The suggested implementation timing information in the chart is provided for general reference at this time. Actual implementation requirements will be specified in the Planning Board Decision for the Project.

Transportation Improvements to be Implemented as Part of the Project

| | Improvement Measures | Suggested Implementation Timing |
|---|---|---|
| 1 | Construct a shared access driveway with the abutting Tri-Valley property to provide residents direct access to Mill Street | As part of the site work |
| 2 | Feedback speed sign could be considered approximately 400 feet upstream of the intersection | Prior to occupancy |
| 3 | Narrow the width of Mill Street near the projecting building corner to accommodate an ADA compliant sidewalk at the building corner | Prior to occupancy |
| 4 | Widen Ardlock Place along the site frontage to provide a 24-foot wide roadway. Confirm that the remaining sections of Ardlock Place are at least 22 feet wide | May need this to be a lead item if trucks cannot use Ardlock Place in its current condition |
| 5 | Add or widen sidewalk along the north side of Ardlock Place | As part of the site work |
| 6 | Ensure that landscaping/site features do not block sight lines for vehicles exiting the Site onto Ardlock Place and Mill Street | As part of the site work |
| 7 | Implement a post-mounted rectangular rapid flashing beacon (RRFB) controlled crosswalk, along with necessary accessible ramps and pedestrian landings at the intersection of West Main Street and Ardlock Place | Prior to occupancy |
| 8 | Install "Intersection Ahead" warning signs (graphic symbol) on Mill Street in advance (north) of the Mill Street/Village Street intersection | Prior to occupancy |
| 9 | Install "Do Not Block" signs and accompanying pavement markings on West Main Street at Mill Street and at Ardlock Place | Prior to occupancy |

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| 10 | Design and implement an optimal traffic signal timing and phasing plan for the West Main Street/Village Street/Schofield Avenue intersection (wording of this Condition will need to be negotiated) | Prior to achieving 50% occupancy of the Project |
| 11 | Implement a Transportation Demand Management (TDM) program inclusive of the following elements: <ul style="list-style-type: none"> • Assign a transportation coordinator for the Project to coordinate the TDM program • Information regarding public transportation services, maps, schedules and fare information should be posted in a central location and/or otherwise made available to residents • A “welcome packet” should be provided to residents detailing available public transportation services, bicycle and walking alternatives, and commuting options • Pedestrian accommodations should be incorporated within the Project site and extend to the planned sidewalks on Mill Street and Ardlock Place • Secure bicycle parking should be provided consisting of both weather protected bicycle parking and exterior bicycle racks • A central mail drop should be provided within the Project | After occupancy |
| 12 | EV charging station locations should be shown in the revised site plans | As part of the site work |
| 13 | Conduct a traffic monitoring review to study the impacts of using the amenity space (wording of this Condition will need to be negotiated) | When the project achieves 80% occupancy |