



April 1, 2020

Ms. Elana Proakis Ellis  
City Engineer  
City of Melrose  
562 Main Street  
Melrose, MA 02176

Transportation Management Plan  
EAI Project #: 19-29908  
272 Tremont Street  
Melrose, Massachusetts

Dear Ms. Proakis Ellis

On behalf of our client Eric Kenworthy, Engineering Alliance, Inc. is pleased to submit supplemental information for the project located at 272 Tremont St., Melrose, Massachusetts for your review.

The project consists of 15 Residential units (13 market rate and 2 affordable) and one Commercial unit on a parcel that is 10,490 sf. It has 14 parking spaces which are all under the building and not visible from the street.

The application was submitted for Site Plan review on Feb. 21, 2020 and we believe that this project is consistent with the City's goal for residential use. We trust that these new housing units will help to transform the site into an active and vibrant place that will link to and connect with the Melrose Highland T Station community. The applicant has reviewed the Site Plan and is confident that the plan functions very well.

This document presents a Transportation Management Plan for the Tremont Street Residential Redevelopment project. The applicant intends to raze the existing 3 family home and redevelop the site with a maximum of 15 multi-family residential units, and one Commercial unit. The subject site is well served by the MBTA commuter rail and local bus lines that directly connect the subject site to other stations and other major business, shopping and activity centers in the region.

Bus Route #131 which is on the Melrose Highlands (Oak Grove) route, has a designated bus stop less than 500' from the Project site. The Commuter Rail 'T' stop is at the Melrose Highlands Station which is less than 450' from the project site.

The TMP has been developed for implementation by the developer/building owner and consists of a number of strategies and methods that will contribute, to achieving beneficial results.

The proposed parking program calls for 14 new cars, however there is an existing residence there now that needs to be calculated into the new trip count. It currently has a parking area that accommodates 6 or more cars, therefore the net increase in cars parked would be a maximum of only 8 more vehicles.

There will be an area within the covered parking lot that will accommodate bike racks. There is also an existing striped "Bike Lane" on both sides of Tremont Street as well as on Franklin Street. This is part of the "Melrose Neighborhood Trail"

In this multi-family building, the owner will provide one transportation information display, to provide transportation related information, such as possible ride sharing, van pools and other public transportation opportunities. The Applicant intends to offer each household, one free Charlie Card upon time of move-in and this card could be utilized for a one- month period.

In summary, the elements of the above TMP will influence travel behavior of residents, employees, and visitors to achieve a more efficient use of transportation facilities. It will reduce parking demand, and promote use of alternative transportation modes.

Upon review of this information, should you have any questions, comments or require any additional information, please do not hesitate to contact this office. Thank you for your consideration in this matter.

Very Truly Yours,

**ENGINEERING ALLIANCE, INC.**

A handwritten signature in black ink, appearing to read "R. Salvo", is positioned below the company name.

Richard A. Salvo, P.E.  
Principal