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Traffic Impact Statement

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Refer to File No. TIS-0003

TO: Town of West Tisbury Zoning Board of Appeals
FROM: Tony Capachietti, *Project Manager*
DATE: December 15, 2019
SUBJECT: Patient Centric of Martha's Vineyard
Proposed Marijuana Dispensary
510 State Road
West Tisbury, MA

Hayes Engineering, Inc. (HEI) has prepared this Traffic Impact Statement in support of the proposed marijuana dispensary at 510 State Road, pursuant to the request of the Project Proponent, Patient Centric of Martha's Vineyard (PCMV). The purpose of this Impact Statement is to evaluate the anticipated Average Daily and Peak Hour trip generation for the facility operating as a marijuana dispensary. The proposed dispensary will occupy approximately 1,410± sf. of floor area on the first floor.

Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, unless otherwise specified.

The proposed RMD use classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) 882, Marijuana Dispensary, defined in the ITE Trip Generation Manual, 10th Edition as being:

"... a standalone facility where cannabis is sold to patients or consumers in a legal manner."

Trip Generation rates for the proposed 6,173± -sf. dispensary use is summarized in Table 2, below. It should be noted that the ITE cautions the use of its Marijuana Dispensary data, as it was derived from studying only four (4) dispensaries in Colorado and Oregon. Trip generation estimates for this project were interpolated using the average rate for the most-similar establishment by size in the ITE study data set.



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TABLE 1

Trip Generation, 882 – *Marijuana Dispensary*

<u>Time Period</u>	<u>LUC 882 – Marijuana Dispensary Average Trip Ends per 1,000 sf. GFA⁽²⁾</u>	<u>LUC 882 – Marijuana Dispensary Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	252.70	356
Weekday AM Peak Hour	20.88	29
Weekday PM Peak Hour	29.93	42
Saturday Daily	259.31	366
Saturday Peak Hour	36.43	51

⁽¹⁾ Based on 1,410± -sf.of floor area

It is our opinion that this early data obtained by ITE is representative of additional trip generation due to curiosity and the scarcity of the use. This is evidenced by actual data obtained by monitoring existing and operational dispensaries in the Commonwealth. One of the most recent dispensaries to open in Lynn, Massachusetts processed 282 individual transactions on its opening day of Saturday, October 26, 2019. The facility is 4,631-sf. with a corresponding Saturday (daily) trip generation rate of 121.79 trip ends per 1,000-sf. of floor area. This observed rate is less than half the ITE projected rate. This same dispensary processed 270 individual transactions on Monday, October 28, 2019 with a corresponding weekday (daily) trip generation rate of 116.61 trip ends per 1,000-sf. of floor area. This observed rate is again less than half of the ITE projected rate. Table 2, below, estimates projected trip ends for the proposed PCMV facility using these observed rates:

TABLE 2

Trip Generation: *Observed Data, Lynn, MA*

<u>Time Period</u>	<u>Observed Trip Ends per 1,000 sf. GFA</u>	<u>Project Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	116.61	164
Saturday Daily	121.79	172

⁽¹⁾ Based on 1,410± -sf.of floor area

Off Street Parking:

The proposed facility is served by 23 off street parking spaces. There will be five (5) spaces dedicated to employee parking with the remaining 18 spaces available for customers. Four (4) of these 18 spaces will be reserved for medical customers. The retail parking requirement for the facility under the zoning regulations is one space per 150 sf. of floor area, or 9 spaces.

Parking for the facility should accommodate the worst-case peak hour demand of 51 vehicle trip ends (26 vehicles) on Saturdays. Typical transaction time at the dispensary is anticipated to be



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between 10 and 15 minutes per customer. The turnover rate is between 4 and 6 times per hour. The 18 customer spaces, based on this turnover rate, can accommodate between 72 and 108 vehicles in the peak hour.