



To: Land Use Planning Committee  
From: Michael Mauro, Transportation Planner  
Date: Friday, September 17, 2010  
Re: DRI# 628 Oak Bluffs Fishing Pier

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Staff recommends the following as the scope of the proposed Oak Bluffs Fishing Pier (DRI# 628) traffic impact study.

*Introduction and Site Description*

- A brief description of the proposed development.
- A general description of the location, zoning, access to the site and maps.

*Trip Generation*

- A trip generation summary from the proposed land use, to include the total daily traffic generated by the site and traffic generated during the peak hours using the most recent version of ITE's *Trip Generation*. Trip generation will assume the worst case scenario since there are no specific land use codes for a fishing pier. Events such as fishing derby's or tournaments should also be considered.

*Existing Traffic counts*

- A summary of traffic counts on the neighboring street network should be compiled, using the MVC historical database.
- The traffic counts should give a contextual analysis, including an aerial photo indicating the expected traffic from the project site.

*Probable Impacts*

- An analysis of accidents should be done at the intersection of Seaview Avenue/Lake Avenue for the most recent 3 years (2006-2008).
- Analysis comparing this site to an alternative location.
- Analysis of impacts to the surrounding neighborhood, i.e., parking congestion and noise, among others.

*Parking and Access*

- A parking study should include the analysis of the required parking spaces under town zoning and *ITE Parking Generation* guidelines, and mitigation measures. Particular attention will be paid to the parking and access plan.
- Analysis of the required parking compared to space available near the site.
- Access to the site conforming to ADA recommendations.

*Traffic Mitigation*

- Applicant should suggest potential traffic mitigation measures.
- Applicant should suggest potential bike/pedestrian measures such as bike racks.