

4 State Road, Tisbury - Traffic

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To: Pat Harris <pharris@tisburyma.gov>; Alex Elvin <elvin@mvcommission.org>; Lucy Morrison <morrison@mvcommission.org>; Kurt Fraser <kurt@fraseres.com>; Keith Coleman <kcoleman@fraseres.com>; Constance Alexander <conlilal@gmail.com>;

Cc: Dan Carbon <dan@educompmv.com>; Sheila Morse <morse@vineyard.net>;

 6 attachments

4 State Rd - Traffic Impact.pdf; ATT00001.htm; 4 State Rd - Traffic Impact.xlsx; ATT00002.htm; Screen Shot 2021-12-17 at 11.41.34 AM.png; ATT00003.htm;

Pat,

Kindly note traffic data provided by Dan (owner of Educomp) in the email below. It provides another good data point for the traffic study. Based on the average number of tills at Educomp during the high season it seems the reduction in traffic on the site in our proposed plans was significantly understated in the MVC study. I did a quick excel summary of the figures that Dan provided using the high season benchmark as noted below. I also attached the excel so that the variables could be adjusted to run various models as desired by Fraser Engineering.

Per the MVC study the traffic daily in and outs of our proposed project was approx. 125. Per numbers Dan provided it seems existing usage is in the high 400's as noted below - so a significant drop in traffic in our proposed redevelopment. That's a reduction of 350+ daily trips.

I also asked Dan to confirm the number of parking spaces currently in the back - he advised 18 spaces which confirmed my initial count - I had a conversation with Alex with regards to this and will have this drawn on an existing site plan to confirm.

Kindly note Dan Carbon is in copy. Should you or Fraser Engineering have any further questions for follow up I am sure he would be happy to help.

Alex/Pat/Lucy - Perhaps we can add Dan's email to the public record (with his consent of course.)

If we don't speak prior to the New Year I wanted to wish all a happy holiday season!

Kind Regards,

Xerxes Agassi

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4 State Road - Traffic Impact

High Season - Summer

	Avg Daily Till	With Car	By Foot / Bike	Vehicle In & Out's	Vehicle In & Out's Total
	Till	90%	10%	Per Till	
Educomp Office Store - Retail Clients	200	180	20	2	360

	Avg Daily	Cummute With Car	Lunch / Misc Avg	Vehicle In & Out's	Total
Educomp Office Store - Staff (5)	5	10	5		15

	Staff	Commute	Lunch / Misc Avg	Tech Off Site Visits	Total
Educomp Tech Support - Staff (5-7)	6	12	6	48	66

	Staff	Commute	Lunch / Misc Avg	Client Visits / Abutters Spillover Usage / Other	Total
7 Commerical Office Spaces & Abutter Spillover	9	18	9	20	47

Total - Vehicle In & Out's	488
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MVC Projected Usage For Proposed 4 State Road Redevelopment Project - Vehicle In & Outs	125
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Projectd Reduction in Traffic - High Season - Vehicle In & Outs	363
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Proposed Reduction in % of Traffic	74%
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Existing Land Uses		<u>Total Generated Trips</u>			<u>Total Distribution of Gen</u>			
		Daily	AM Hour	PM Hour	AM In	AM Out	PM In	
uComp	3,200 sf	142	22	9	11	11	4	
itect Office	800 sf	9	1	1	1	0	0	
nor Office	200 sf	2	0	0	0	0	0	
		153 Trips	23	10	12	11	4	
d Land Uses								
artments	14 units	93	7	9	1	6	6	
D Office	1,042 sf	11	2	2	1	0	0	
Design Office	987 sf	11	2	1	1	0	0	
state Office	878 sf	10	1	1	1	0	0	
		125 Trips	12	13	4	6	6	
s -vs- Existing Trips		-28						

posed land uses would generate 125 daily trips. These numbers show a reduction of 28 trips generated from the current existing uses.