



603 Salem Street
 Wakefield, MA 01880
 Tel: (781) 246-2800
 Fax: (781) 246-7596

Traffic Impact Statement

Nantucket, MA 02554
 Tel: (508) 228-7909

Refer to File No. TIS-0003

TO: Town of West Tisbury
FROM: Tony Capachietti, *Project Manager*
DATE: December 7, 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."

ITE Trip Generation rates for the proposed 1,410± -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 a small sample set, studying only four (4) dispensaries in Colorado and Oregon.

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 gross floor area



Traffic Impact Statement

510 State Road
West Tisbury, MA
December 7, 2019

The proposed dispensary results in an increase to projected trip ends to the facility when compared to the previous use for all scenarios. Each vehicle represents two trip ends, one arriving and one departing from the facility. The anticipated increase in weekday daily vehicle trips to the facility is 178 vehicles.

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 LUC 882 – Marijuana Dispensary*

<u>Time Period</u>	<u>LUC 882 Average Trip Ends per 1,000sf GFA</u>	<u>LUC 882 Estimated Vehicle Trip Ends⁽⁴⁾</u>
Weekday Daily	116.61	164
Saturday Daily	121.79	172

⁽¹⁾ Based on 1,410± -sf. of gross floor area

The projected increase in vehicles to the facility based on actual, recent observed data for the facility represents 46-percent of the projected ITE increase. It should be noted that not all trips represent “new” or “destination” vehicles on the route; destination trips have the greatest effect on traffic conditions. Pass-by trips have minimal impacts to traffic conditions. A pass-by trip is one where a vehicle is already on the route or very close to the route and stops on the way to their ultimate destination. Studies have shown that for retail uses similar to the proposed dispensary, a substantial portion of vehicle trips are from existing traffic passing by the site or diverted from another route in the vicinity of site. Data presented in the ITE Trip Generation Handbook indicates that for the average percentage of pass-by trips for Pharmacy/Drugstores without Drive-Through Windows is 49-percent during the weekday PM peak hour. HEI conducted a transportation survey of 257 patrons exiting an existing dispensary operating in Brookline, MA on June 13, 2019 identified 53.7% of patrons considered their stop to be a pass-by or diversion trip on their way to their ultimate destination. This would further reduce the significance of the ITE trip generation projections.

It is recommended that the Proponent work with the West Tisbury public safety offices to develop an opening day strategy that provides for police details, parking attendants and way-finding assistance to minimize disruptions during the initial opening period. This strategy should be reviewed on a daily, or weekly, basis to evaluate its continuing need.