



Civil Engineers
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Traffic Engineers
Land Surveyors
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Date: August 17, 2016

To: Drew Gardens Task Force
55 Main Street
Westford, MA 01886

From: Robert Duval, PE

Re: **Trip Generation Comparison – Proposed Restaurant**
66 Boston Road, Westford, MA
TFM Project No. 31578.00

INTRODUCTION

TFMoran has prepared this Trip Generation Comparison to evaluate the subject property as a proposed restaurant compared with the former farm stand use.

The site is located at 66 Boston Road in Westford and is about a quarter mile from I-495 (1/8 mile from the SB off ramp). The previous uses include a farm stand business; however, it is currently abandoned with scattered debris and vacant buildings and greenhouses.

Our client is proposing to construct a “Farm to Table” Quality Restaurant and Function Hall at the site. The restaurant will have 184 seats with a 27 seat bar and a 15 seat raw bar; the function hall will have about 50-85 seats. The maximum seating capacity for the facility will be 311 seats with a total of 25 employees. The project will also have an agricultural component, including a new greenhouse, vegetable garden, and fruit tree garden to grow food for the restaurant.

TRIP GENERATION

To estimate trips resulting from this development, we used ITE (9th Edition) Land Use Code LUC 817 “Nursery (Garden Center)” to represent the former Farm Stand Use on the Site. Although the site has not been utilized for some time, the last use of the subject property was growing mums and a retail garden center. Photos of the location show piles of bark mulch and greenhouses and tables that appear to have supported plants, produce and other plant goods. We therefore find that LUC 817 is a representative use for trip generation calculations. Table 1 below shows trip generation based on the former use.

LUC 931 “Quality Restaurant” is used for the proposed restaurant, based on 180 seats and the 85 seat function hall (there is no separate land use code for that use). Thus LUC 931 code is likely to be conservative (predicting more trips than likely) for a function hall on weekday pm peak hours (4pm - 6pm), since most functions are held on weekends and outside normal weekday pm peak hours. It is assumed that the ancillary farm use will not generate any additional trips during the peak hours. Table 2 below shows trip generation based on the proposed use, and Table 3 shows the net difference in trip generation.

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**Table 1 – Existing Farm Stand Trip Generation
 From/To Boston Road**

Land Use	In	Out	Total
Existing Farm Stand / Nursery (LUC 817)			
Weekday PM Peak Hour	19	19	38
Saturday Midday Peak Hour	54	54	108

Table 2 – Proposed Restaurant/Function Trip Generation

Land Use	In	Out	Total
Total Trips – Proposed Restaurant/Function Hall			
Weekday PM Peak Hour	57	24	81
Saturday Midday Peak Hour	66	36	102

Table 3 – Net Change in Trip Generation

	In	Out	Total
Total Increase (Decrease) in Trip Generation (Net change in use from Nursery to Restaurant)			
Weekday PM Peak Hour	38	5	43
Saturday Midday Peak Hour	12	(-18)	(-6)

CONCLUSION

The change in occupancy of the site from the previous “Farm Stand” use to a “Farm-to-Table Quality Restaurant and Function Hall” use is likely to generate an increase of less than 1 new trip per minute during a typical weekday pm peak hour (4pm - 6pm). Many of these trips will likely come from and return to I495 and the commercial areas to the south. On Saturdays, there will be no anticipated increase in trip generation during the midday peak hour (11am – 1pm).

We therefore conclude that the traffic impacts associated with this use will be minor, particularly on traffic conditions north of the site towards Westford center.

Respectfully submitted
 TFMoran, Inc.



Robert Duval, PE

