



2020 5-Year Traffic Monitoring Report Summary

Presented by

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Agenda

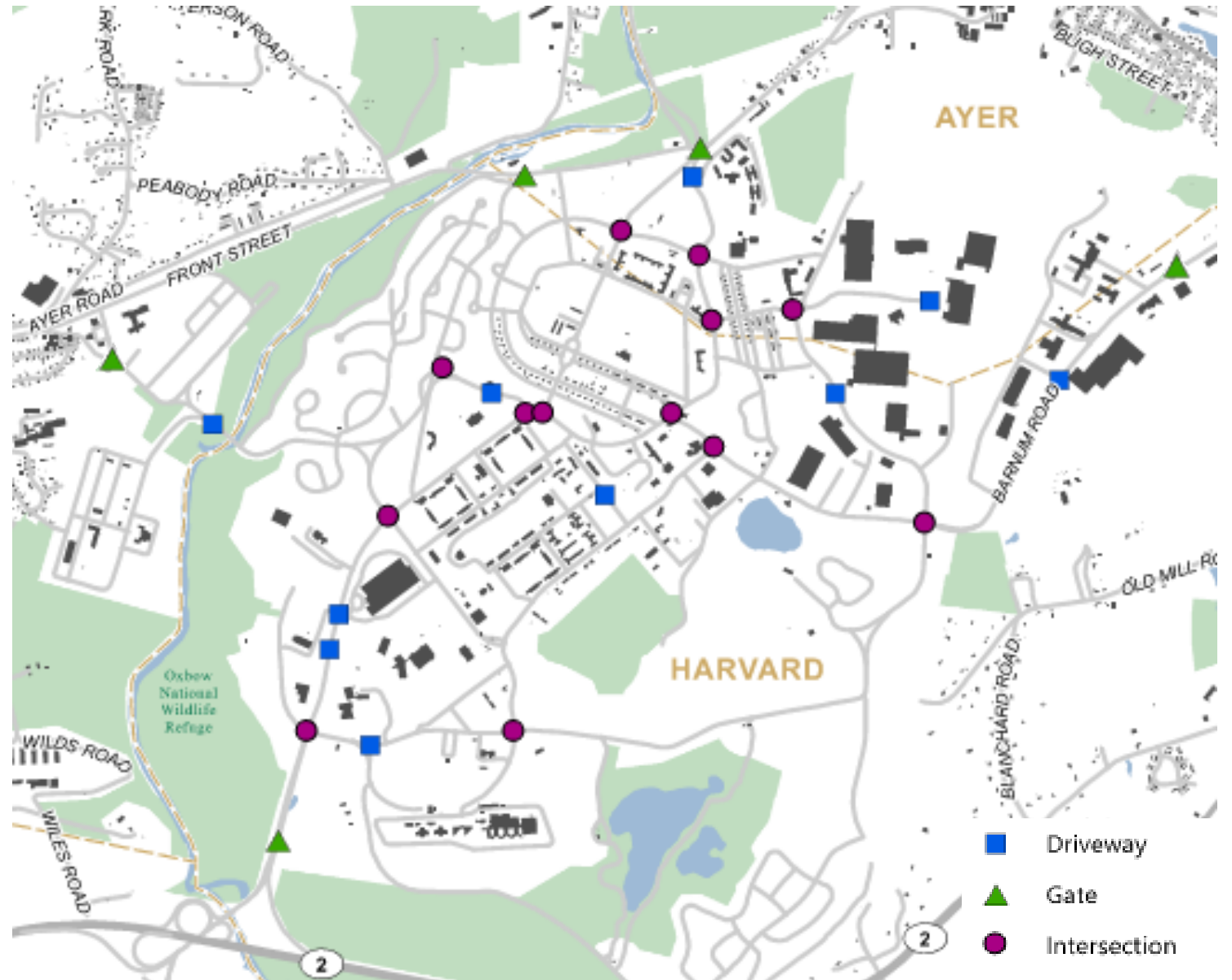
- 2020 5-Year Study Traffic Monitoring Report
 - Scope
 - Covid Adjustment
 - Survey Results
 - Cut-through
 - Gate Volumes
 - Development Growth
- Conclusion/Findings



Scope - Internal

Internal Locations

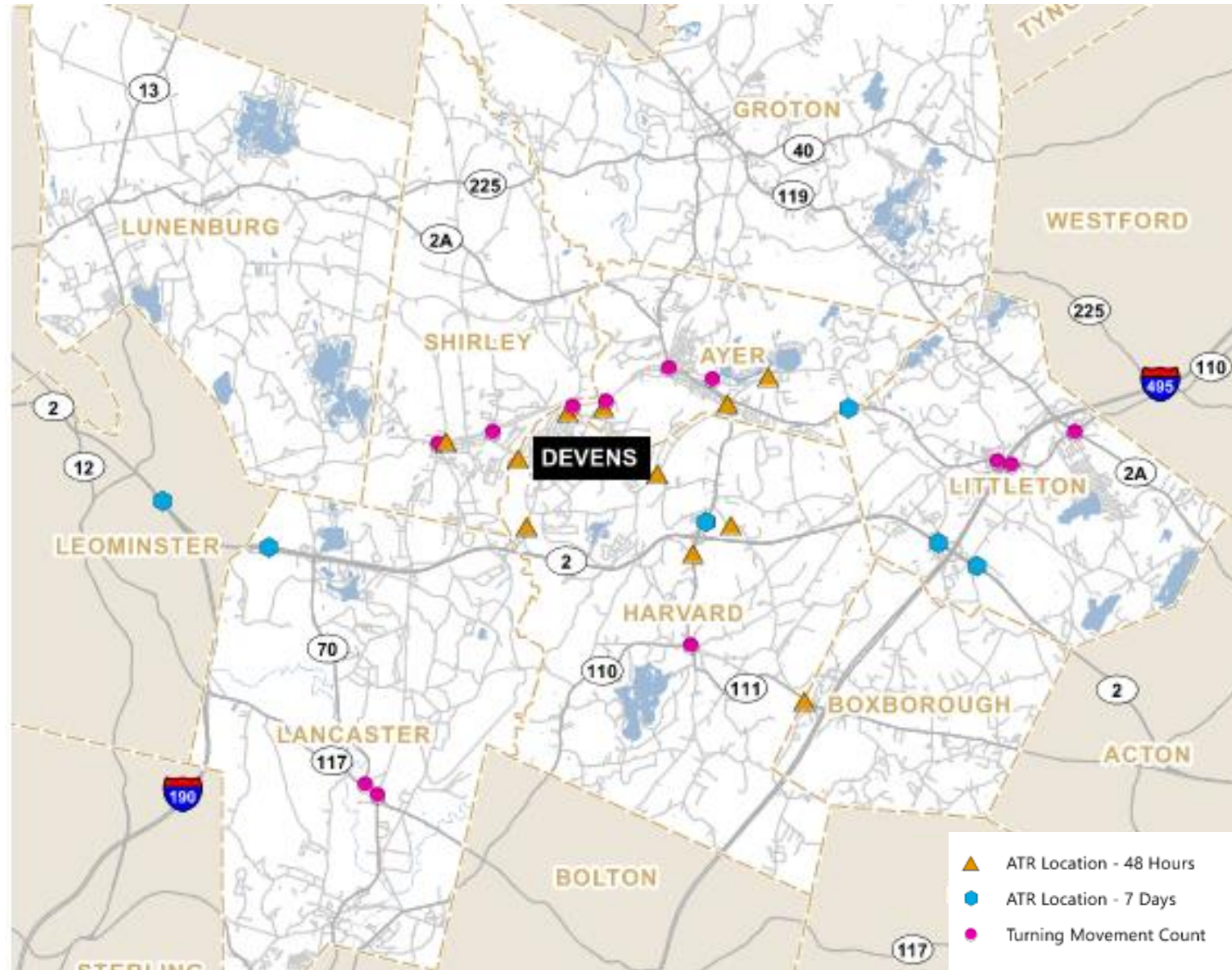
- 13 intersections
- 17 driveways
- 5 "gates"



Scope

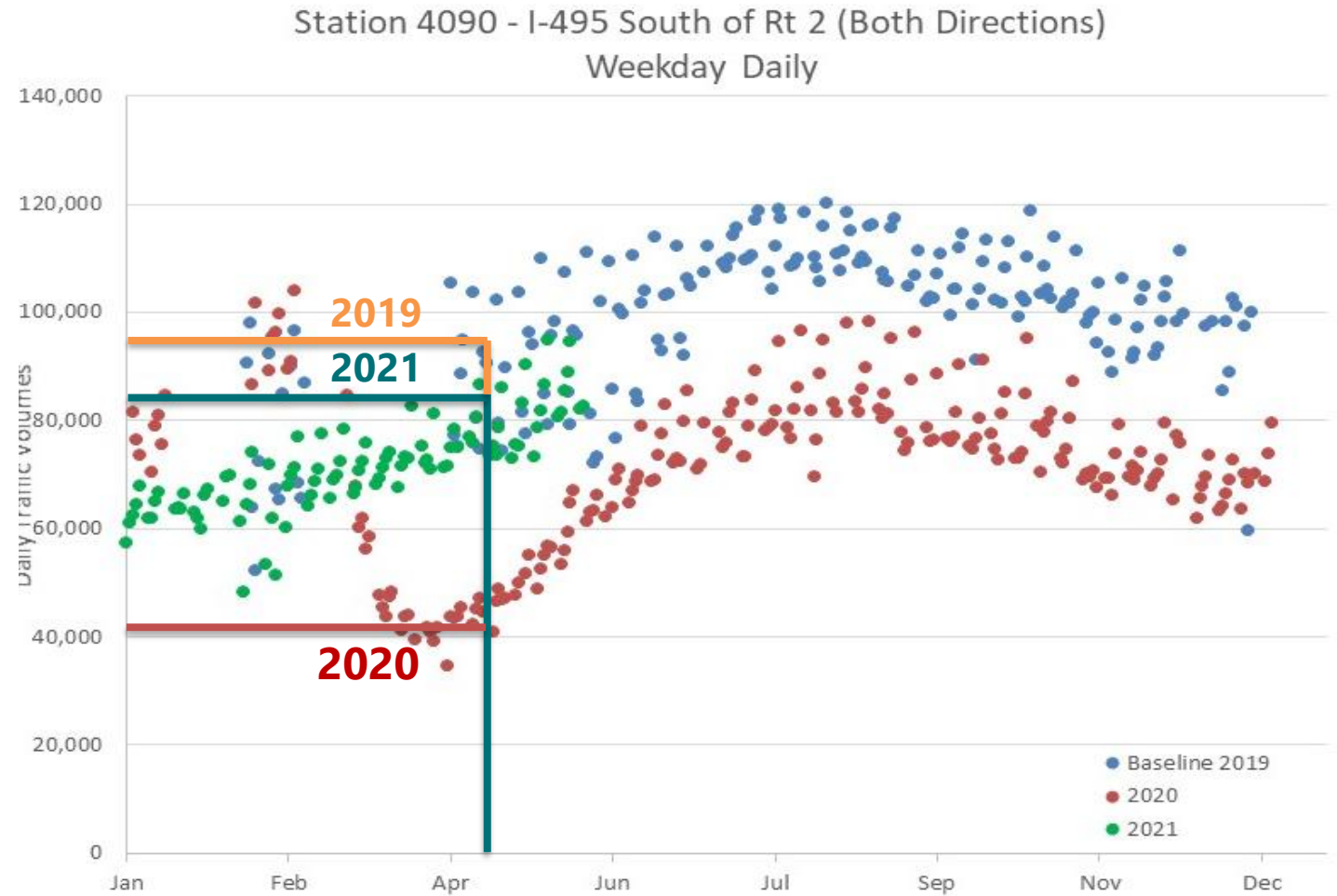
External Locations

- Intersection Counts – 14 Locations
- 48-hour Counts – 9 Locations
- 7-day – 6 Locations
- 7-day – 6 Locations



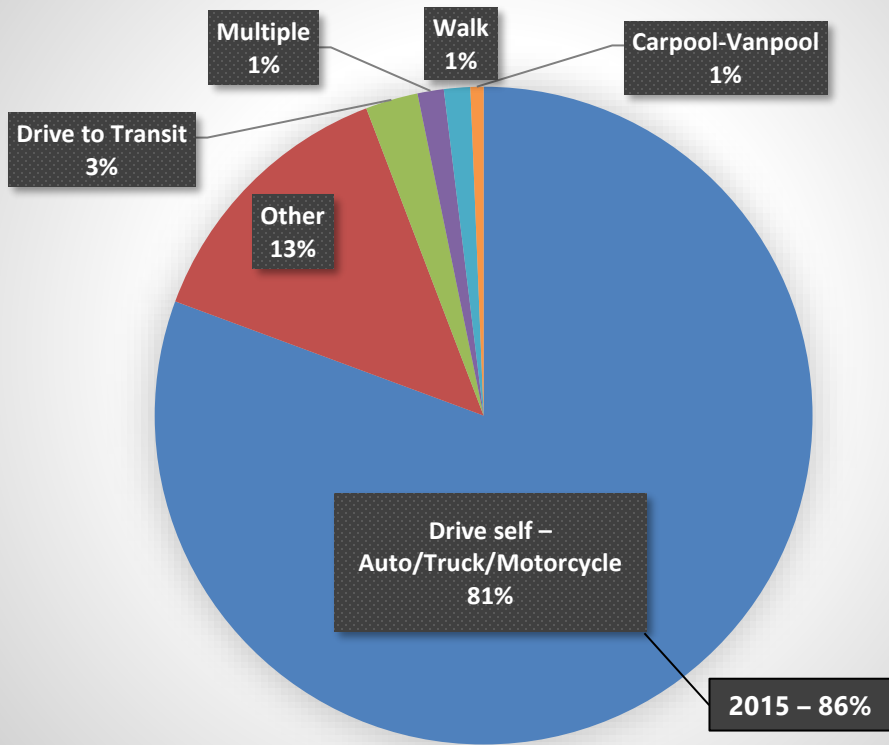
Covid Adjustment

- Originally planned for 2020, counts were delayed a year due to COVID-19
- Counts collected between April 27 – May 6, 2021
- Conducted during COVID-19 pandemic
- 10% adjustment applied to counts

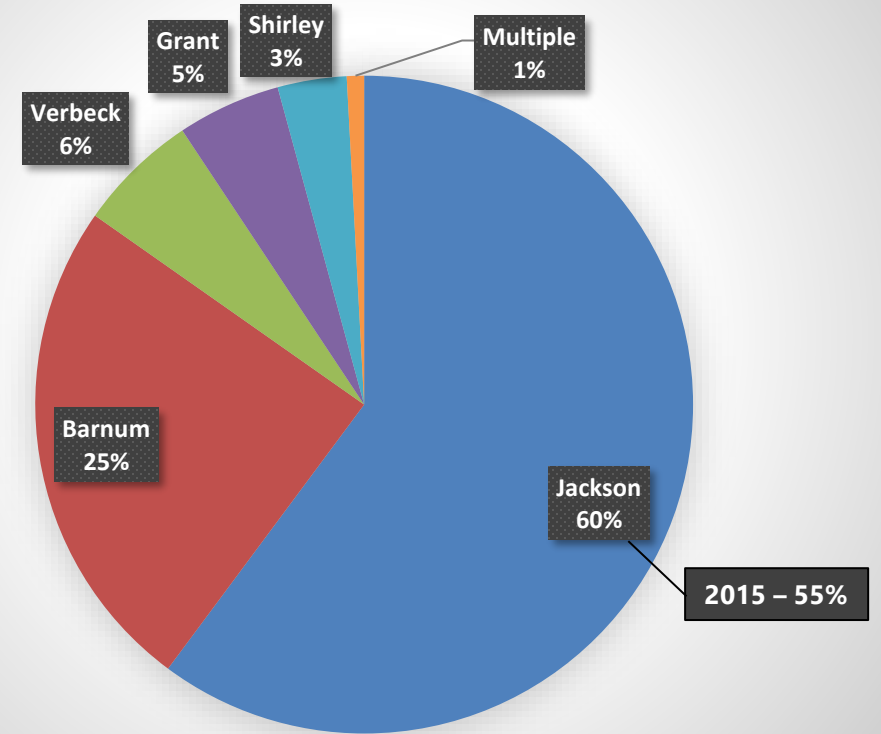


Survey Results

2021 Devens Residents and Business Trips (by mode)



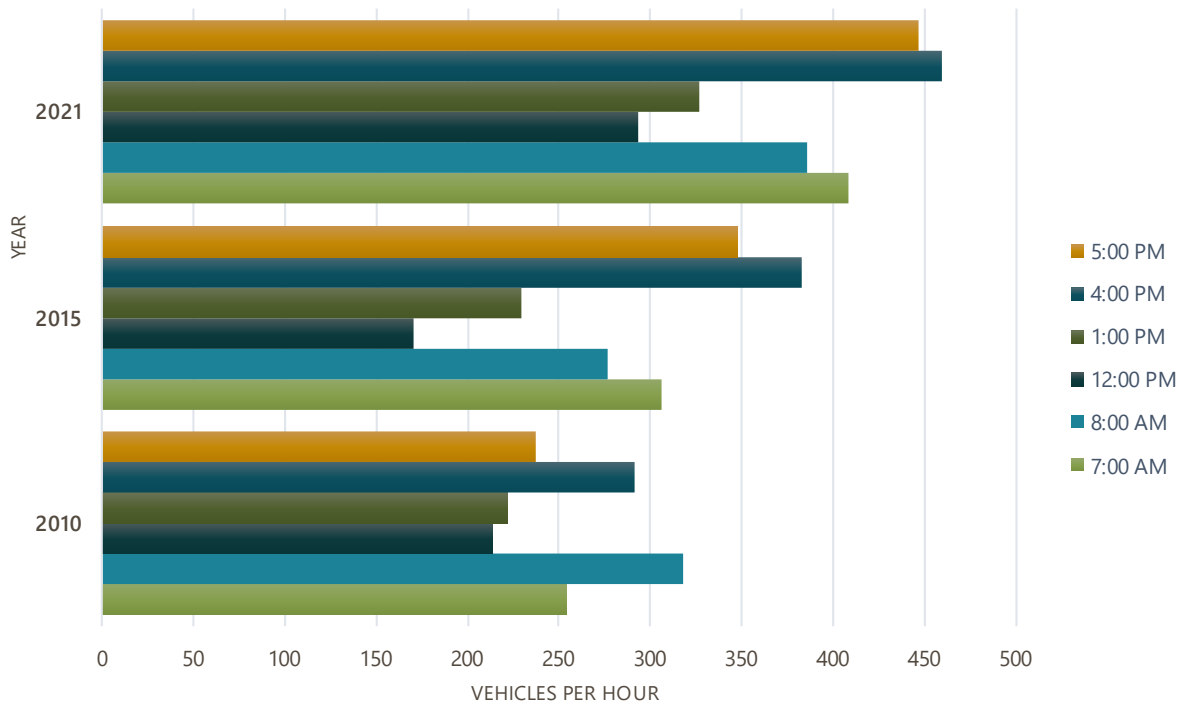
2021 Devens Residents and Business Trips (by gate)



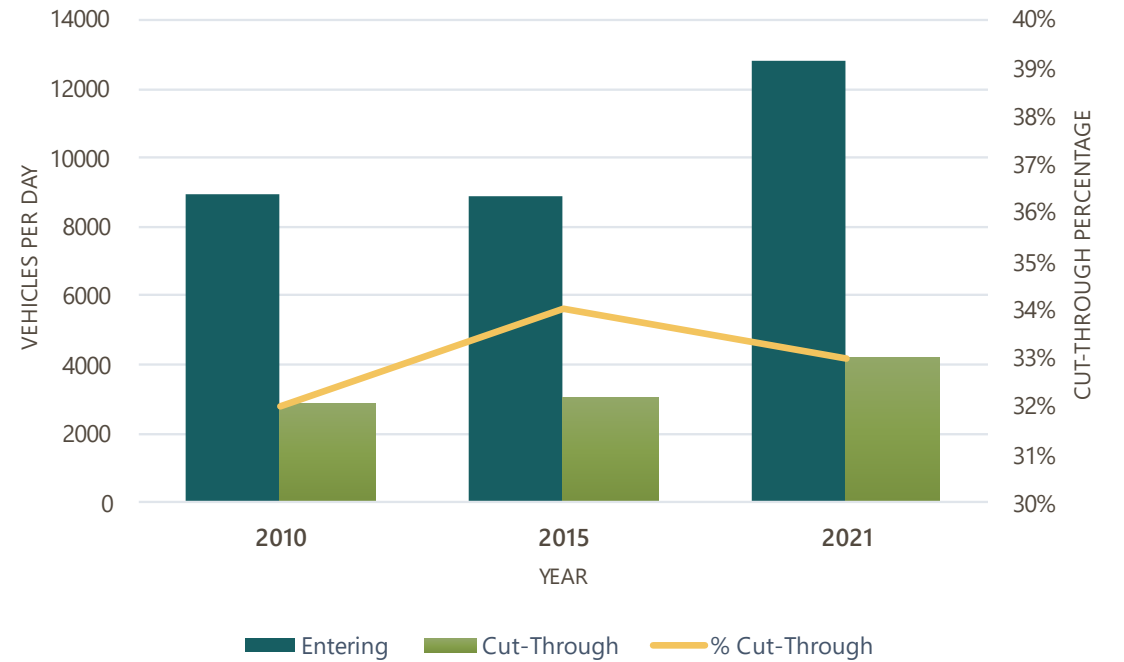
- Transit ridership has decreased 42% from 2013-2018 (MBTA)

Cut-Through Results

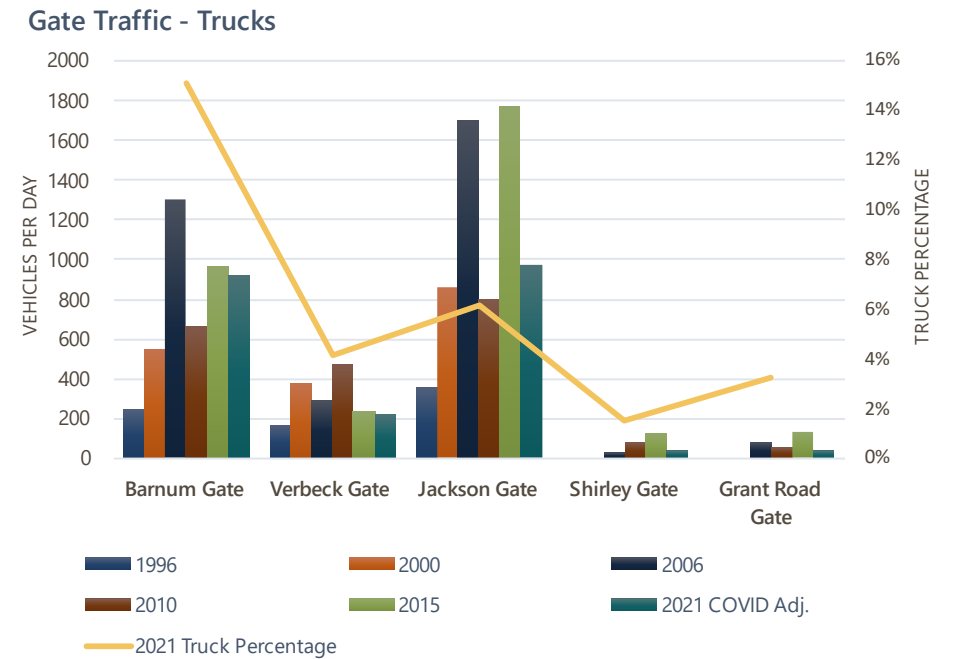
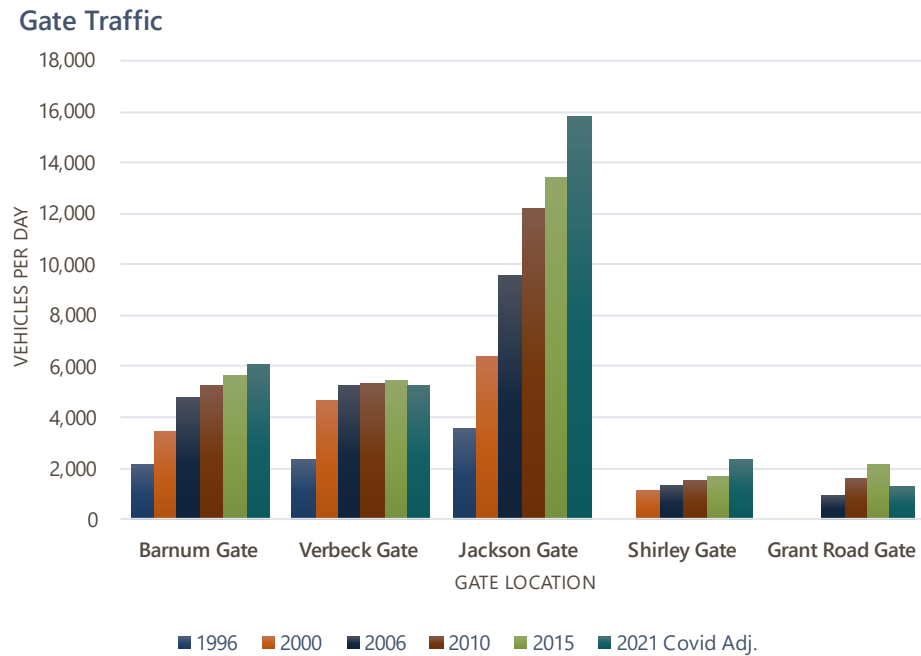
Cut-Through by Hour



Daily Cut-Through



Gate Traffic

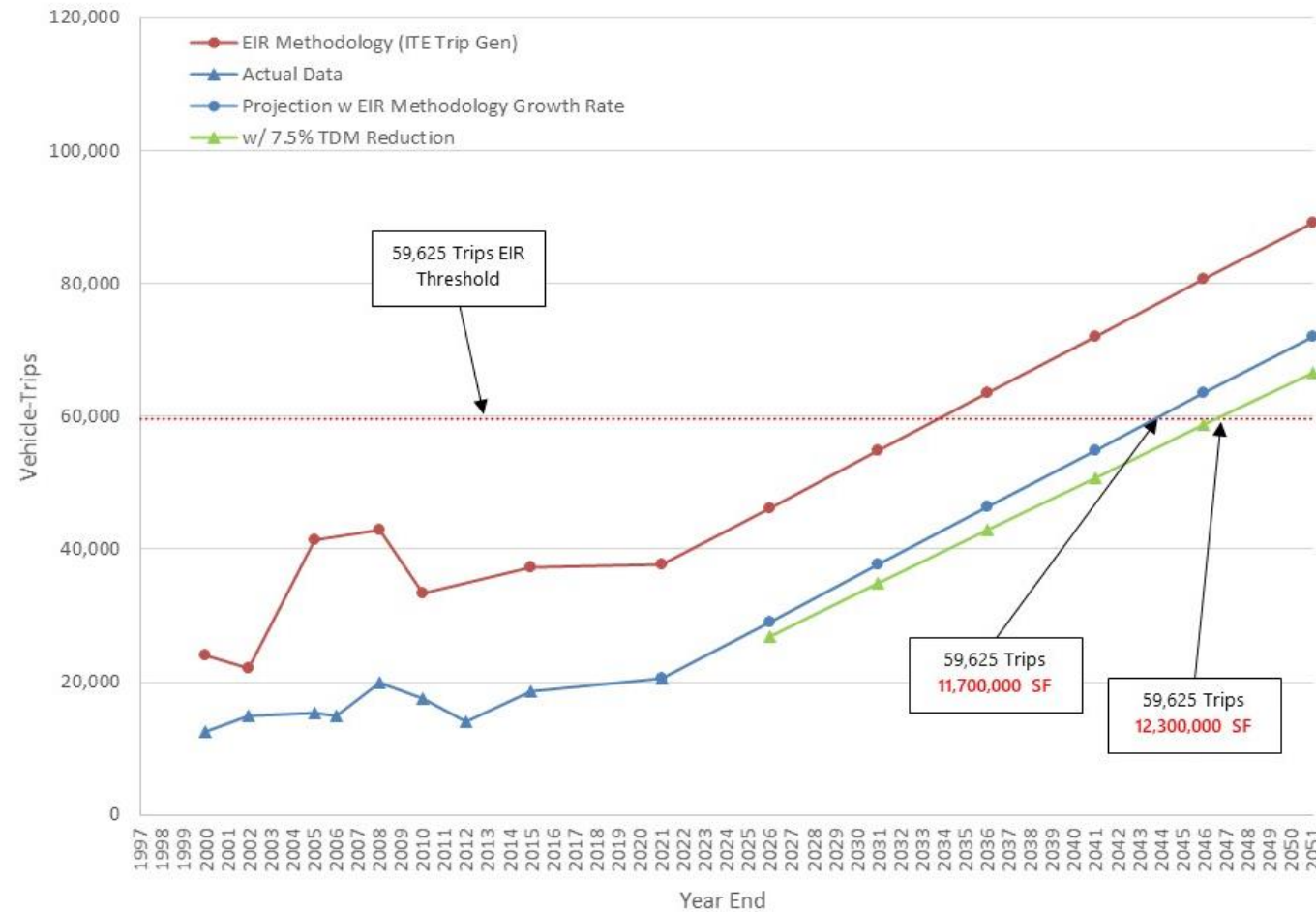


Development Growth

	Year 2015	Year 2021	Difference
Occupied Development	4,708,099 SF	6,584,621 SF	+1,876,522 SF
Total Daily Traffic Counts at Devens Gates	28,360 vehicle trips	30,690 vehicle trips	+2330 vehicle trips
Daily Gate Counts Adjusted for Cut-Thru Traffic	18,718 vehicle trips	20,562 vehicle trips	+1,844 vehicle trips
Daily Vehicle-trips per 1,000 SF Development	3.98 trips/KSF	3.12 trips/KSF	-0.86 trips/KSF
ITE Estimated Daily Devens Trips	37,207 vehicle trips	37,697 vehicle trips	+490 vehicle trips
ITE Estimated Daily Trips per 1,000 SF	7.90 trips/KSF	5.73 trips/KSF	-2.17 trips/KSF

Development Growth

Category	Area (Building SF)
Existing Reuse (occupied)	434,563
New Construction (occupied)	<u>6,150,058</u>
subtotal (occupied development)	6,584,621
Existing Reuse (unoccupied)	182,699
New Construction (unoccupied)	<u>344,034</u>
subtotal (unoccupied development)	526,733
Potential Expansions	1,538,846
Current Projects Under Construction	<u>1,204,778</u>
subtotal (future development)	2,743,624
Total Actual and Planned Buildout	9,854,978



2021 Comparison to Original 1995 EIR

Location	Direction	1990 Baseline	FEIR 2021 Projection	2021 Counted Volume	Difference
Morning Peak Hour					
Jackson Gate	NB	525	4,341	1205	-3136
Barnum Gate	SB	325	1,058	250	-808
Verbeck Gate	SB	495	824	345	-479
Shirley Gate	EB	n/a	84	140	56
Grant Gate	SB	n/a	n/a	65	n/a
Total		1,345	6,307	2,005	-4367
Evening Peak Hour					
Jackson Gate	SB	530	3,277	1170	-2107
Barnum Gate	NB	265	782	310	-472
Verbeck Gate	NB	605	668	350	-318
Shirley Gate	WB	n/a	64	200	136
Grant Gate	SB	n/a	n/a	115	n/a
Total		1,400	4,791	2,145	-4367

Conclusion/Findings

Between 2015 and 2021:

- Traffic volumes external to Devens have collectively increased 1.5%
- Route 2 Traffic has increased 21%
- Devens Gate traffic has increased by 8%
- Truck traffic as decreased by 32%
- Development has increased within Devens by 1.87msf to about 6.58msf in total

Key Takeaways:

- 33% of traffic entering Devens are considered cut-through trips (down 1% from 2015)
- Commuter Rail ridership has dropped significantly (~43%)
- Intersections surrounding Devens have not seen much deterioration in operating levels
- Key intersections within Devens have seen some rise in volumes
- Another 2.74msf planned and about 525ksf vacant space within Devens today
- Devens as a whole still generating about 54% less than standardized ITE projections

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