

MSAC Traffic Subcommittee

Chief David Breen
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Historical Perspective of Walnut Street (Pre—MarketStreet) Traffic

- Colonial Golf Course
- Colonial Ballroom
- Colonial Fitness Center
- Blinking Yellow Light
 - (knocked over by accident - never replaced)
- Stop Signs at End of Ramps

MarketStreet's Impact on Traffic

Non-Holiday Season

- Created major increase in traffic volume
- Initial confusion and side street u-turns (driveways)
- Occasional heavy congestion
- Forced Town to install signage on side streets

MarketStreet's Impact on Traffic Holiday Season

- Lack of parking
- Massive backups
 - (Salem St to Rte. 1 Saugus - Walnut St to Thomas Rd)
- Gridlock Intersections
- Inability to move traffic through MarketStreet
- Multiple Traffic Light Adjustments by MASSDOT

Residents' Concerns

Since the opening of MarketStreet, traffic has been one of, if not the main concern of many residents. It does not matter the season, day of the week or time of the day, there is bound to be traffic as you approach MarketStreet. The traffic affects anyone traveling around the area, not just those individuals heading into MarketStreet.

Walnut Street Heading North to Market Street



Photo Courtesy of Mr. Joe Yurkus

Walnut Street Heading North to Market Street



Photo Courtesy of Mr. Joe Yurkus

Exit Ramp from Route 128 North



Photo Courtesy of Mr. Joe Yurkus

Intersection at Walnut Street and Market Street



Exit Ramp from 128 North & Congestion at MarketStreet - Saturday, March 31, 2018 @ 1:40PM



Heading South on Walnut Street to MarketStreet - Saturday, March 31, 2018 @ 2:07 PM



Congestion on Walnut Street - Thursday, May 4, 2018 @ 12:05 PM



Heading North on Walnut Street
Monday, May 7, 2018 @ 5:56 PM
Traffic backed up to Blue Jay Road



Heading North on Walnut Street
Monday, May 28, 2018 @ 2:44 PM

Non-MarketStreet drivers are forced to stop and wait until
long line of cars are able to turn left into MarketStreet



Heading South On Walnut Street Tuesday, May 29, 2018 @ 11:15 AM Traffic Backed Up to Alexandra Road



“On a recent Saturday afternoon, 3 members of security were necessary to direct traffic in the MarketStreet rotary. Traffic was backed up on Walnut Street in both directions, down the ramp from 128 South and in almost all directions within the rotary. Resident started at the traffic light on Walnut Street to the circle near Panera Bread and then back as the traffic still hadn’t cleared on my return trip.”



Statement and Photos Courtesy of Ms. Jill Luders

Walnut Street - Residents' Concerns

- Heading south on Walnut Street, you may have to wait for a few lights before you can make a right-hand turn into MarketStreet. Currently, there is not enough room for a car to make a right-hand turn into MarketStreet while traffic is stopped going south on Walnut Street.
- Heading north on Walnut Street, you are sometimes backed almost into Saugus due to the timing of the lights and the buildup of traffic.
- Traffic backs up taking a right or left from Salem Street onto Walnut Street due to the timing of lights. Residents have commented about sitting through several lights until they are able to take a turn.
- As traffic backs up for drivers taking a left turn into MarketStreet, non-MarketStreet drivers have to wait for several lights before being able to continue up Walnut Street.
- At times, especially on the weekends, traffic is backed all the way up the ramp to Route 128, which makes residents angry as they sit in traffic just trying to get home.

Residents' Quality of Life

- Increase in side-street traffic
- U-turns
- Driveway turnarounds

Seasonality

Resident Concerns

- As the weather gets warmer, there are more outdoor activities offered at MarketStreet. These fun past & current events include:
 - Kids Rock Series
 - Yappy Hour
 - Summer Night Concerts
 - Summer Movie Nights On The Green
 - Taste of Market Street
 - Fitness On The Green - May 13th - October 21st - Weekly (Sometimes Biweekly) - Majority occur during 6:00 PM - 7:00 PM timeframe

Nice Weather and Events = Increased Traffic



Traffic & Business Residents' Concerns

- Although traffic may be an indicator that business is booming at MarketStreet, it can also cause people to avoid the area and go elsewhere for the shopping and dining experience. With the one-way format, traffic occurs and there are not many options to exit the loop once stuck in the traffic. Furthermore, there is not enough room to drive around someone waiting for a parking space, which causes more traffic.

Building 1350 (Lahey Building) Residents' Concerns

- Building 1350 (Lahey Building) is planned to open later this year. Residents are concerned with the increased levels of traffic that will be added to the already busy area and the impact to parking.

Mitigation Plan

- Hiring of staff to assist drivers looking for parking spots
- Hiring detail officers to direct traffic into low volume areas inside MarketStreet.
- Hiring detail officers to assist traffic at Walnut St intersections
- Locating off-site parking for MarketStreet employees
- Installing a sign board to direct cars more efficiently

Mitigation Plan Effect

- Drivers able to locate open spots more quickly
- Vehicles able to navigate through property more efficiently
- Less back-ups inside MarketStreet
- Less back-ups on Walnut St and Salem St
- Less frequent periods of extended delays on Walnut St/MarketStreet

Non-Holiday Season Traffic Impact

- Increased periods of delays
- Occasional periods of lengthy back-ups (Weekend days-especially in good weather)
- Off ramp back-ups onto highway (Inability of 95 Sb Exit 43 operators to turn right on Walnut St because of through traffic to MarketStreet)

Auto Crashes

Item	Source	Location	YR10	YR11	YR12	YR13	YR14	YR15	YR16	YR17	YR 18	Total	Notes
A	State	Condon Cir				4	7	5				16	State Crashes include on / off ramps, will be higher than town, Market St 165 area includes off ramp and only Walnut St and Salem St near Market St. State numbers are latest available. Market St 3 opens in Sept 2013
B	State	Market St Area				37	50	78					
C	State	Other				229	190	234					
D	State	Route 1				2		1					
E	State	Rte1				3	2	4				9	
F	State	Salem St				17	11	14				42	
	State	Total				292	260	336				888	

G	Lynnfield Police	Condon Cir	19	20	12	28	17	26	36	32			Walnut and Salem St include entire length of road.
H	Lynnfield Police	Main St	43	36	25	25	16	30	31	31			
I		Market St Only					15	20	23	24			
J	Lynnfield Police	N Broadway	20	12	5	6	8	8	10	3			
K	Lynnfield Police	S Broadway	10	12	11	9	4	10	3	4			
L	Lynnfield Police	Salem St	37	41	36	33	29	42	31	32			
M	Lynnfield Police	Summer St	19	12	7	15	6	13	12	13			
N	Lynnfield Police	Walnut St	22	16	11	19	17	35	33	31			
	Lynnfield Police	Total	220	200	137	182	156	219	229	213			

Auto Crashes

Item	Source	Location	YR10	YR11	YR12	YR13	YR14	YR15	YR16	YR17	YR18	Total	Notes
	Lynnfield Police Crash Statistics												YR18 includes data through 5/4/18. Market St Area is approximately the same as the State Police Area
O	Walnut St intersecting with	128 Exit 3								1			
P		Alexandra			2				2	1			
Q		Bluejay	2	2	2		1	3	3	1			
R		Exit 3 RT 128 N							1				
S		Gianna Dr	1			2		1	4	3			
T		Market St				3	3	11	13	8	2		
U		Route 128 NB						1			1		
V		Route 128 NB Exit 4	1			1		1	1	1			
W		Route 128 SB							2				
X		Route 128 SB Exit 4	1	1	1			1	1	1			
Y		Salem St	14	11	5	6	7	9	8	9	3		
Z		Sparhawk		1	1	4	3	4	1	2	1		
AA		Summer St	1			2		1			1		
BB		Thomas								1			
		Total	20	15	11	18	14	32	36	28	8		
		Market St Area (O+P+R+T+U+V+W +X+Y)	16	12	8	10	10	23	28	21	6		

Thefts of a Motor Vehicle

- 2010---9
- 2011---7
- 2012---6
- 2013---8
- 2014---5
- 2015---6
- 2016---6
- 2017---6

Thefts from a Motor Vehicle

- 2010---28
- 2011---56
- 2012---21
- 2013---38
- 2014---14
- 2015---15
- 2016---14
- 2017---16

Insurance Rate Impact

- Because most traffic accidents occur close to home, the area you live in greatly affects your rates. More densely populated neighborhoods with more cars mean you are at a higher risk of accidents, theft, and collisions with and without injuries. These can increase the insurance rates for motor vehicles.

Quality of Life Impact

- Increased side-Street usage
- Traffic Impact (Walnut-Salem-Rte 95)
- Public Safety Impact (Traffic-Crash's- P.I)
- Ways/Google Maps directing traffic off Rte 95 and onto Lynnfield Roads

The Great Unknown --- Building 1350

- Increase in side street traffic
- U-turns (driveway U-turns)
- Public safety impact

Engineers' Report

- Methodology
- Consultant report for MarketStreet

Public Safety Impact

Calls for Service - Prior to Market Street Opening

(Colonial Ballroom-Colonial Golf Course/Clubhouse- Colonial Fitness Center)

- 2010 Fire/Rescue-----14
- 2010 Police-----138
- 2011 Fire/Rescue-----11
- 2011 Police-----153
- 2012 Fire/Rescue-----18
- 2012 Police-----138

Calls for Service Subsequent to MarketStreet Opening (Market St-Boston Sports Club)

- 2013 Fire/Rescue-----21
- 2013 Police-----76
- 2014 Fire/Rescue-----51
- 2014 Police-----243
- 2015 Fire/Rescue-----66
- 2015 Police-----373
- 2016 Fire/Rescue-----65
- 2016 Police-----386
- 2017 Fire Rescue-----79
- 2017 Police-----351

Conclusions

- Market Street as expected has had a profound impact on traffic through the Route 128, Walnut Street, Salem Street corridor. In 2012, Chief Breen wrote a security plan for Market Street. This plan included a section on traffic.
- While it is not difficult to comprehend that a large retail/office complex would have an impact on public safety and traffic, the heavy volume that one would expect around the holiday shopping season appears to be recurring on a regular basis. The traffic volumes and back-ups have frustrated residents of Lynnfield and have presented challenges for public safety as well. At times, long delays have slowed response times for police and fire apparatus. Walnut Street is a narrow thoroughfare. When traffic gets backed up it can be difficult and dangerous for public safety personnel and the general public when responding to emergency calls.

Conclusions Continued...

- With the addition of building 1350, traffic volume will only increase. One business that will open in this building is a Leahy Urgent Care Facility. Consultants have discussed possible calls for service from public safety, specifically rescue calls for service. Both LPD Chief Breen and LFD Chief Tetreault find these estimates to be patently inaccurate. This building will also house a possible 7,500 square foot restaurant and doctors' offices. Building 1350 remains an enigma whose impact will not be known for at least 12 months after it opens and is fully leased.

Conclusions Continued...

- The 2012 VHB Traffic Report

While we don't take issue with the standards with which the study was conducted, it's apparent that the study and its projections do not appear to accurately describe current traffic conditions. Far too frequently the mitigation measures do not accommodate site-generated traffic. While we acknowledge that the mitigation efforts have improved some existing operational deficiencies in the vicinity of the site, the development, has clearly increased drive times and, at times, has overwhelmed the capacity of these intersections.

Recommendations

1. Install Adaptive Signal Technology
2. Create a dedicated right turn lane from Walnut Street into Market Street
3. Create a dedicated right turn lane from Route 95 SB (exit 43) to Walnut Street
4. Create additional parking spaces (garage)
5. Continue with mitigation strategies that were implemented during the holiday season
6. Reassess whether right turn on red will be permitted