



October 16, 2025

Mr. Brad Chaffee, President
Camford Property Group, Inc.
37 East Central Street
Franklin, MA 02038

**Re: Traffic Impact Assessment
Proposed Warehouse and Office Building
Lot 2 Forge Parkway
Franklin, Massachusetts**

Dear Mr. Chaffee:

Tetra Tech has reviewed the potential traffic impacts associated with the proposed warehouse and office building to be located on Lot 2 Forge Parkway in Franklin, Massachusetts. The project site consists of approximately 130,961± square feet of land that is currently vacant. The proposed project calls for the construction of a mixed-use commercial building which will include 9,200 square feet of warehouse space and 4,000 square feet of office space. Access to the site will be provided by a single, full-access commercial driveway to be constructed on the east side of Forge Parkway, approximately 230 feet south of the intersection of West Central Street at Corporate Drive and Forge Parkway.

Our assessment is based on a review of the proposed, *Site Plan, Lot 2 Forge Parkway* (dated July 7, 2025) prepared by United Consultants, Inc., and the anticipated vehicle trip generation characteristics of the proposed uses on site are based on data presented in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*.

The ITE data indicates that the proposed project is expected to generate approximately 112 trips (56 entering trips and 56 exiting trips) on a typical weekday, with 9 trips (8 entering trips and 1 exiting trip) during the weekday morning peak hour and 11 trips (4 entering trips and 7 exiting trips) during the weekday evening peak hour. These minor traffic increases are not anticipated to have a noticeable impact on future traffic operations on the surrounding area roadways.

This letter documents our findings.

Project Description

The existing property at Lot 2 Forge Parkway consists of approximately 130,961± square feet of land located on the southeast corner of West Central Street and Forge Parkway in Franklin, Massachusetts. The project site is currently undeveloped, with no existing access.

The proposed warehouse and office building will be located on the southern portion of the lot and will include approximately 9,200 square feet of warehouse space (with two loading bays), 2,000 square feet of first floor office space, and 2,000 square feet of second floor office space, for a total of 13,200 square feet of development. A total of 28 parking spaces is proposed, inclusive of two handicap-accessible parking spaces.

Access to the proposed warehouse/office building will be provided by a proposed full access commercial driveway to be located on the east side of Forge Parkway, approximately 230 feet south of the intersection of West Central Street at Corporate Drive and Forge Parkway.

The project site in relation to the surrounding area roadways is shown in Figure 1.

Project Vehicle Trip Generation Estimates

Vehicle trip generation estimates for the proposed warehouse and office building were developed based on data presented in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* (2021) for the closest available land use. For the purposes of this study, vehicle trip estimates for the proposed warehouse and office were developed based on the average ITE trip generation rates for Land Use Code (LUC) 150 (Warehousing) assuming 9,000 square feet of gross floor area (GFA) and LUC 712 (Small Office Building) assuming 4,000 square feet of GFA. The vehicle trip generation calculations are provided in the Attachments. A summary of the vehicle trip generation estimates for the weekday daily and weekday morning and evening commuter peak hours are provided in Table 1.

Table 1 Project Trip Generation Summary

Time Period	Proposed Warehousing ¹ (9,200 sq.ft)	Proposed Small Office Building ² (4,000 sq.ft)	Total Trips Generated
Weekday Daily			
Enter	27	29	56
Exit	27	29	56
Total	54	58	112
Weekday Morning Peak Hour			
Enter	2	6	8
Exit	0	1	1
Total	2	7	9
Weekday Evening Peak Hour			
Enter	1	3	4
Exit	1	6	7
Total	2	9	11

¹Source: ITE Trip Generation, 11th Edition, Land Use Code 150 (Manufacturing) assuming 9,200 square feet of GFA

²Source: ITE Trip Generation, 11th Edition, Land Use Code 712 (Small Office Building) assuming 4,000 square feet of GFA

As shown in Table 1, the proposed project is expected to generate approximately 112 trips (56 entering trips and 56 exiting trips) on a typical weekday, with 9 trips (8 entering trips and 1 exiting trip) during the weekday morning

peak hour and 11 trips (4 entering trips and 7 exiting trips) during the weekday evening peak hour. These minor traffic increases are not anticipated to have a noticeable impact on future traffic operations on the surrounding area roadways.

Conclusion

The ITE data indicates that the proposed warehouse and fabrication facility is expected to generate approximately 112 vehicles trips (56 entering trips and 56 exiting trips) on a typical weekday, with 9 new vehicle trips (8 entering trips and 1 exiting trip) during the weekday morning peak hour and 11 new vehicle trips (4 entering trips and 7 exiting trips) during the weekday evening peak. These minor traffic increases are not expected to have a noticeable impact on future traffic operations on the surrounding area roadways.

We trust that this letter will prove useful to the Town of Franklin in their review of this proposed warehouse and office building. Please do not hesitate to contact us if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Woodland". The signature is stylized and cursive.

Robert Woodland, PE
Senior Project Manager

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ATTACHMENTS

TRIP GENERATION CALCULATIONS

Land Use Code 150 - Warehousing						Size:	9.2	SF. GFA		
Time Period	R ² Value	Use Equation or Rate?	Equation	Rate	Percent Enter	In	Out	Total	Equation	Rate
Weekday Daily	0.92	Equation	T=1.58(X) + 38.29	1.71	50%	27	27	54	53.00	16.00
AM Street Peak Hour	0.69	Rate	T=0.12(X) + 23.62	0.17	77%	2	0	2	25.00	2.00
PM Street Peak Hour	0.65	Rate	T=0.12(X) + 26.48	0.18	28%	1	1	2	28.00	2.00

Note: If R² is greater than or equal to 0.75 the equation is used to calculate trips, otherwise the rate is used.

Source: *Trip Generation, Eleventh Edition*, (Institute of Transportation Engineers, 2021).

Land Use Code 712 - Small Office Building						Size:	4	SF. GFA		
Time Period	R ² Value	Use Equation or Rate?	Equation	Rate	Percent Enter	In	Out	Total	Equation	Rate
Weekday Daily		Rate	Not Given	14.39	50%	29	29	58	-	58.00
AM Street Peak Hour		Rate	Not Given	1.67	82%	6	1	7	-	7.00
PM Street Peak Hour		Rate	Not Given	2.16	34%	3	6	9	-	9.00

Note: If R² is greater than or equal to 0.75 the equation is used to calculate trips, otherwise the rate is used.

Source: *Trip Generation, Eleventh Edition*, (Institute of Transportation Engineers, 2021).