


MEMORANDUM

TO: Mr. Brad Rawson
Director
Mobility Division
93 Highland Avenue, 3rd Floor
Somerville, MA 02143

FROM: Mr. Jeffrey S. Dirk, P.E., PTOE, FITE 
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Professional Engineer in CT, MA, ME, NH, RI and VA

DATE: March 21, 2022
Revised April 28, 2022

RE: 9048

SUBJECT: Transportation Access Plan
Proposed Marijuana Dispensary – 518-524 Somerville Avenue
Somerville, Massachusetts

Vanasse & Associates, Inc. (VAI) has prepared a Transportation Access Plan (TAP) in support of the proposed marijuana dispensary development to be located at 518-524 Somerville Avenue in Somerville, Massachusetts (hereafter referred to as the “Project”). This document and the accompanying plans have been prepared in accordance with the City of Somerville Transportation Access Plan Requirements, and includes a summary narrative and accompanying plans and exhibits that illustrate how access will be provided to the Project site for all modes of travel (automobiles, transit, pedestrian, bicycle, and service vehicles).

PROJECT DESCRIPTION

The Project will entail the renovation of an existing 3,910± square foot (sf) commercial building located at 518-524 Somerville Avenue in Somerville, Massachusetts, to accommodate an adult-use marijuana dispensary. The Project site encompasses approximately 0.11± acres of land bounded by Somerville Avenue to the north, residential properties to the south and east, and Park Street to the west. The existing building is currently tenanted by a restaurant (China Delight). The Project site does not have direct vehicular access (i.e., a driveway) or dedicated on-site parking, and neither will be provided as a part of the Project.

Customers will enter the Project by way of a doorway situated along the sidewalk on the south side of Somerville Avenue located approximately 25 feet east of Park Street and will exit by way of a doorway located approximately 70 feet east of Park Street. Employees and deliveries will enter and exit the Project by way of the customer entrance. A secondary egress (exit) for employees will be provided by way of a door located along the west side of Park Street approximately 50 feet south of Somerville Avenue.





Imagery ©2022 Google

On-site bicycle parking will be provided for a minimum of two (2) bicycles, consistent with the bicycle parking requirements of Section 4.1.15, Parking and Mobility, of the City of Somerville Zoning Ordinance.¹

Loading and delivery activities associated with the Project will be accommodated curbside, with one (1) existing metered on-street parking space along Somerville Avenue to be removed to accommodate a loading zone.

Illustrative Site Plan

An illustrative site plan based showing the ground level floor plan and the site landscaping is shown on Figure 1. As illustrated on Figure 1, the primary access is located along Somerville Avenue, with the customer egress located to the east of the primary access. A secondary egress (exit) for employees is provided to an alleyway off Park Street.

Transportation Elements Plan

Figure 2 illustrates the Transportation Elements Plan and shows the existing elements of the transportation infrastructure that are to remain, proposed changes and items that are to be removed. As shown on Figure 2, one (1) metered parking space along Somerville Avenue will be changed to a loading zone to accommodate deliveries and short-term parking for the Project. No other changes are proposed to existing signs, pavement markings, parking, or curbside use in conjunction with the Project.

¹The Zoning Ordinance requires a minimum of 1 long-term bicycle parking space per 10,000 sf of cannabis retail sales space and 1 short term bicycle parking space per 2,500 sf of cannabis retail sales space.

Pedestrian Access Plan

The Pedestrian Access Plan is shown on Figure 3. As illustrated on Figure 3 and identified above, customers will enter the Project by way of a doorway situated along the sidewalk on the south side of Somerville Avenue located approximately 25 feet east of Park Street and will exit by way of a doorway located approximately 70 feet east of Park Street. Employees and deliveries will enter and exit the Project by way of the customer entrance. A secondary egress (exit) for employees will be provided by way of a door located along the west side of Park Street approximately 50 feet south of Somerville Avenue. The walkway accessing the secondary exit for employees is a minimum of 6 feet in width, with 9 to 10-foot wide sidewalks provided along both Somerville Avenue and Park Street, and the finished floor of the building at the doorways along Somerville Avenue are flush with the back of the sidewalk (approximate).

Motor Vehicle Parking Plans

The motor vehicle parking plan is shown on Figure 4. As noted, dedicated on-site parking will not be provided as a part of the Project. That being said and as mentioned previously, loading and delivery activities associated with the Project will be accommodated curbside, with one (1) existing metered on-street parking space along Somerville Avenue being removed to accommodate a loading zone. Motor vehicles using this loading and delivery space will approach by way of Somerville Avenue eastbound and perform a parallel parking maneuver. It is anticipated that deliveries will be made by way of van, sprinter-type vehicle or box-type truck. The aforementioned on-street parking space is 9-feet wide and 20-feet long, and is adjacent to a 5-foot wide bicycle lane.

Vehicle Movement Plans

A vehicle movement plan showing the swept path for the largest anticipated motor vehicle (envisioned to be a box-type truck for the swept path analysis) entering and exiting the on-street loading and delivery space is shown on Figure 5. As shown on Figure 5, the subject vehicle is able to access the parking space in a safe and unencumbered manner.

cc: File



Legend:

- Employee Area
- Common Area
- Customer Area
- Stairwell



NOTES: 1. PLANS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION.
2. BASE PLAN INFORMATION, FLOOR PLANS, AND ARCHITECTURAL LAYOUT PROVIDED BY BKAARCHITECTS. REFER TO SITE PLANS AND ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.

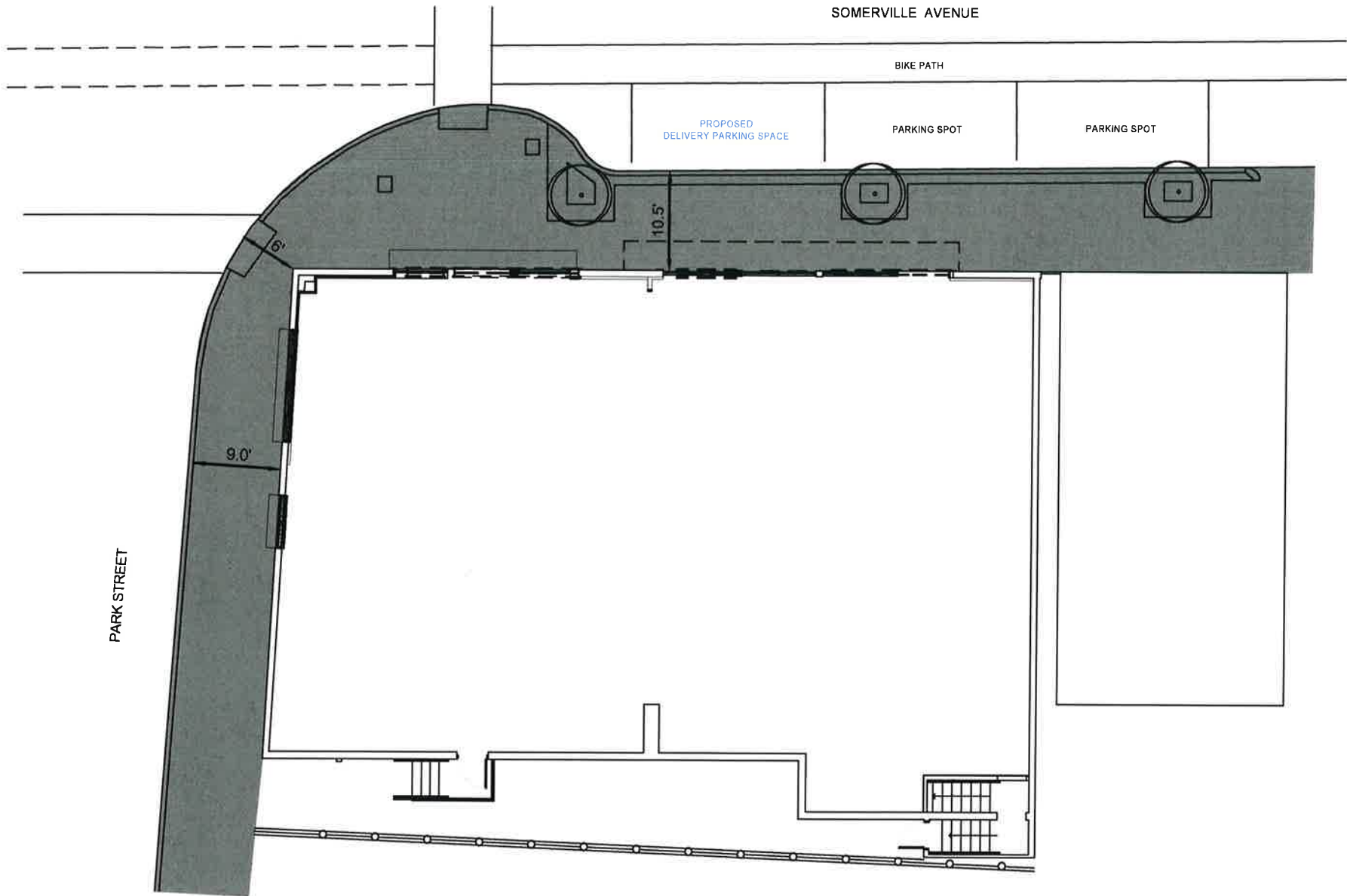


Figure 1
Illustrative Plan

Legend:

Existing to Remain

Proposed



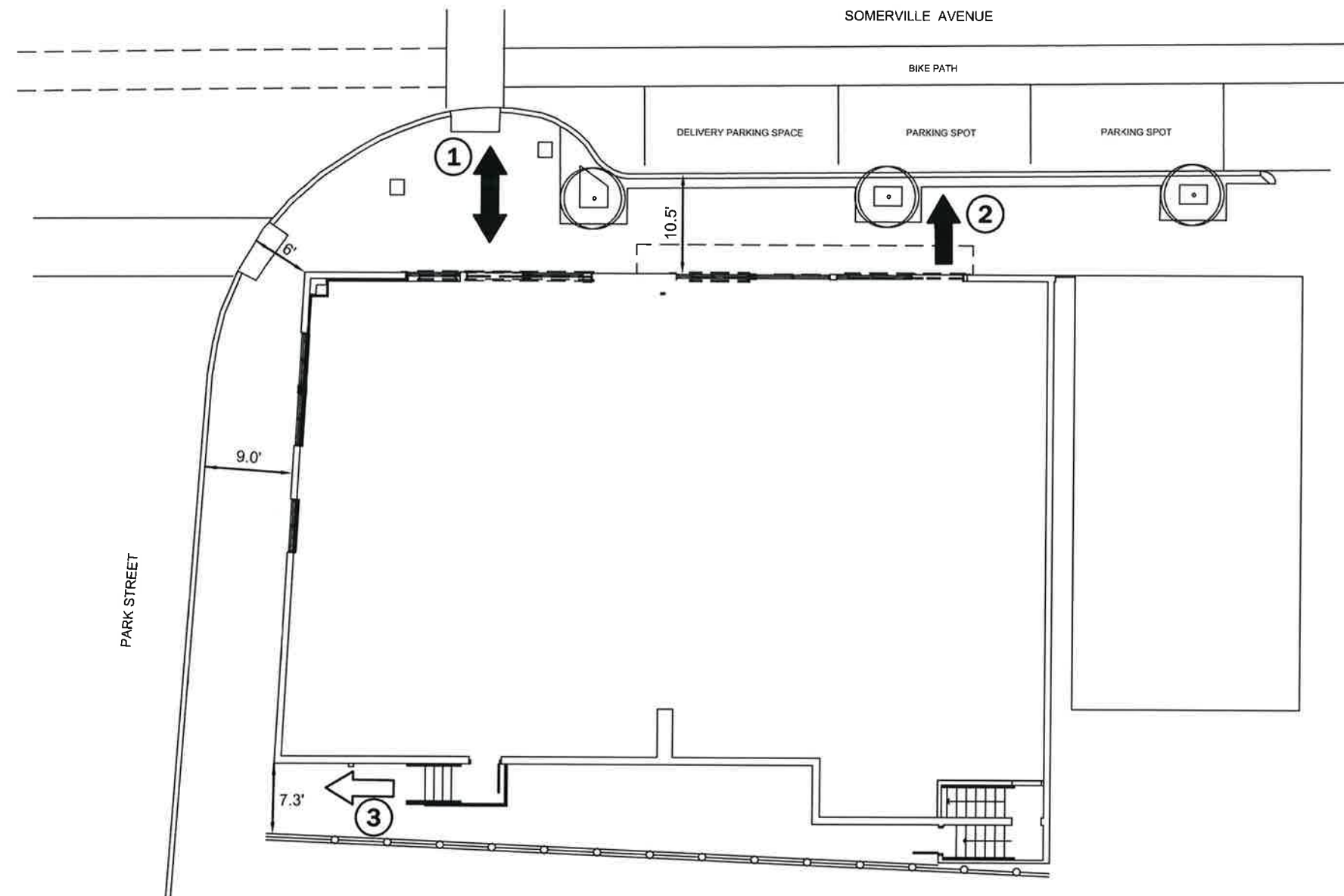
- NOTES:
- 1. PLANS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION.
 - 2. BASE PLAN INFORMATION, FLOOR PLANS, AND ARCHITECTURAL LAYOUT PROVIDED BY BKAARCHITECTS REFER TO SITE PLANS AND ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
 - 3. NO CHANGES ARE ANTICIPATED TO PAVEMENT MARKINGS, ON-STREET PARKING SPACES, OR REGULATIONS.
 - 4. CURB ALTERNATIONS ALONG SCHOOL STREET ARE ANTICIPATED TO BE COMPLETED BY OTHERS



Figure 2
Transportation Elements Plan

Legend:

- ① Customer Entrance and Employee/Delivery Entrance and Exit
- ② Customer Egress
- ③ Secondary Employee Egress



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Scale in Feet
 0 7.5 15

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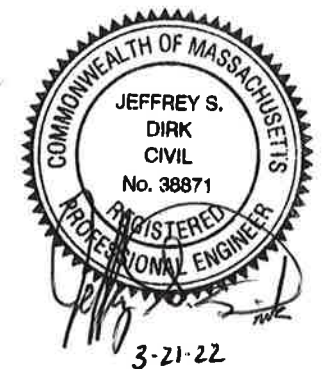
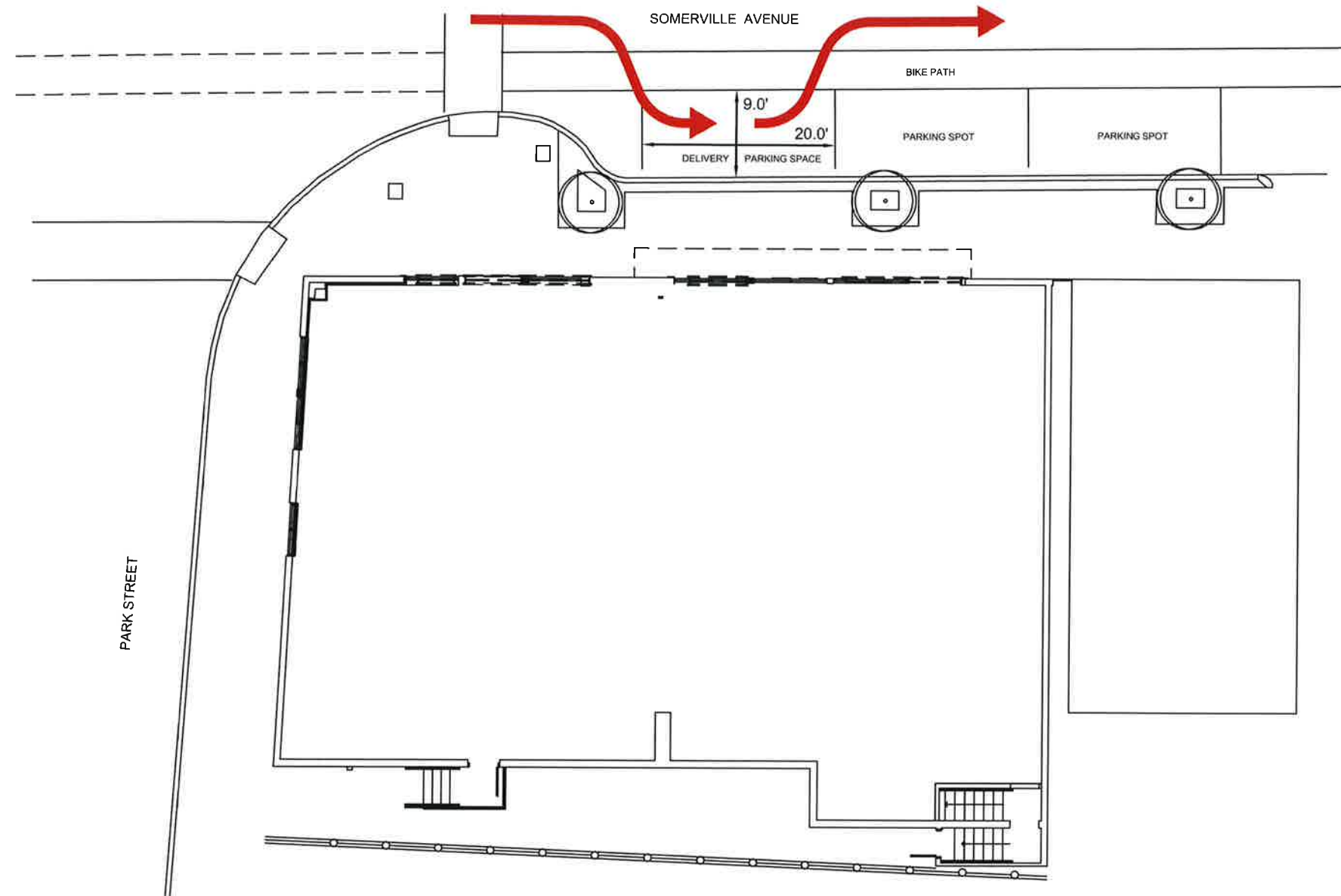


Figure 3
Pedestrian Access Plan

Legend:

— Path of Access



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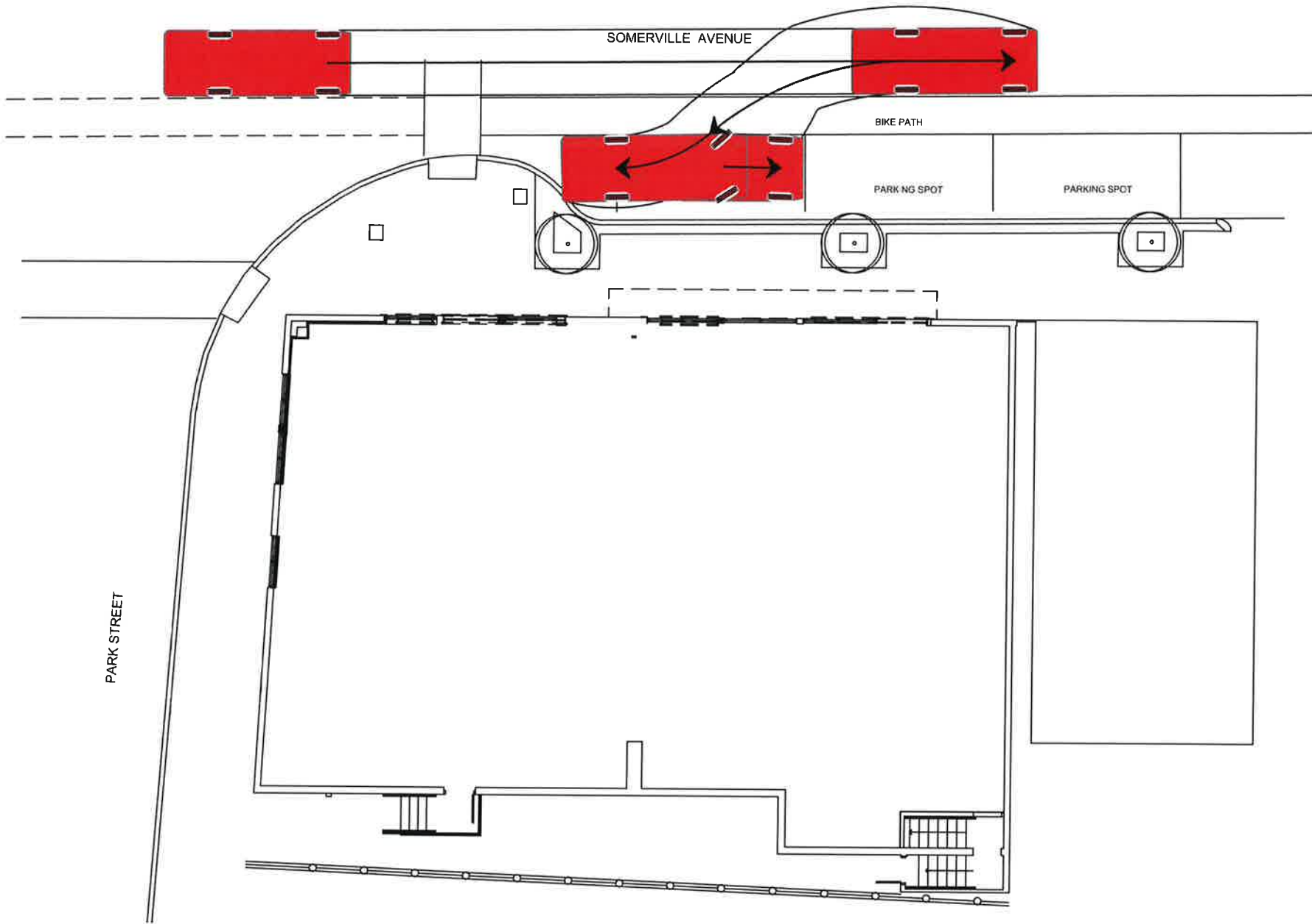


Figure 4

**Motor Vehicle Parking Plan
Short-Term Parking and
Delivery Vehicles**

Legend:

 Vehicle Path



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3-21-22

 0 7.5 15 Scale in Feet

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Figure 5
Vehicle Movement Plan
Delivery Vehicle