



Memorandum

To: Mayor's Office of Strategic Planning
and Community Development
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Date: July 15, 2022
rev. September 14 & 26, 2022

Project #: 15550.00

From: Kathleen Keen, P.E.
Project Manager

Re: Transportation Access Plan
Boynton Yards – Building 3 (99 South)
Somerville, Massachusetts

Ashley Domogala, EIT
Transportation Consultant

The following information is being provided to document the Transportation Access Plan (TAP) for Building 3 (99 South) of the overall Boynton Yards development (the "Project") to be located in Somerville, Massachusetts (the "Development Site"). This document and accompanying information depict the proposed Development Site access for vehicle, bicycle, and pedestrian traffic. Information regarding truck deliveries and service vehicles (trash, recycling, etc.) also is provided for review.

The overall Project will be constructed across six buildings (one existing building to remain and five new buildings) to be generally located north of and adjacent to South Street, to the west of Harding Street, and extending to the parcel just east of Windsor Street in Somerville, Massachusetts (the "Site"). Directly north of the Project Site are the MBTA train tracks for the Green Line Extension ("GLX") project. Windsor Place Extension, which is an existing privately-owned street, travels in an east-west direction through the Site. The Proponent intends to transfer the ownership of the Windsor Place Extension to the City. For the purposes of the TAP, this new roadway is referred to as "Thoroughfare 1". In the future, the proposed buildings will host a mixture of office, research and development (R&D) and lab enabled uses (office/R&D/lab), ground floor retail/restaurant uses, residential, new civic space, and associated parking facilities and infrastructure improvements.

The Proponent's full build out of its overall amended Boynton Yards Master Plan development will provide a pedestrian- and transit-oriented, mixed-use development consisting of approximately 440 residential units, 1,363,000 SF of commercial space (to be evenly split between lab/research & development and office space), 49,000 SF of retail/restaurant space, and 1,117 primarily structured below-grade parking spaces (the "Project," also known as Boynton Yards). 101 South Street (referred to as "Building 1"), associated with Phase 1 of the Boynton Yards Project has been occupied since Q1 2022 while 808 Windsor Street (referred to as "Building 2") and the Civic Space 1, between 101 South Street and 808 Windsor Street, associated with Phase 2 of the Boynton Yards Project are under construction.

Building 3 (99 South Street), the subject of this TAP, will be located at the southeast corner of the development, between Earle Street and Harding Street on a lot currently hosting surface-level parking for the Gentle Giant company and construction vehicle parking. Building 3 will be a 12-story building to include approximately 356,000 SF of commercial space. There will be four levels of below-grade parking with up to 280 structured spaces beneath Building 3, with access from Earle Street. The commercial space will be a mix of lab/research & development and office.

Site Access

Building 3 will be on a lot which is currently occupied by surface-level parking for the Gentle Giant company and construction vehicle parking. Access to the parking area is currently provided by two curb cuts along Earle Street and South Street, respectively.

With the redevelopment of the Development Site, Building 3 will feature a single driveway to a four-level below grade parking garage with up to 280 structured spaces beneath the building. The driveway for access to the below-grade Building 3 garage will be located on the east side of Earle Street just north of South Street.

On-Street Parking

The Proponent plans to make changes to the current parking configuration on the roadways adjacent to the Development Site. Currently, there is approximately 500 feet of unstriped parking allowed along the southerly side of South Street between Windsor Street and Earle Street with that area capable of accommodating approximately 20 to 21 parked cars. The parking along South Street currently has a two-hour time limit (except for permit parking) between 8:00 AM and 2:30 AM with parking restricted to permit parking only from 2:30 AM to 8:00 AM. Harding Street has approximately eight unstriped parking spaces along the westerly side of the street. In addition, six spaces were constructed along the proposed Thoroughfare 1 as part of 101 South.

While on-street parking is currently free, the final regulation of any on-street parking will be determined by the City of Somerville.

The Project will provide approximately 29 short-term, on-street parallel public parking spaces to support the ground level retail space along Thoroughfare 1 and the west side of Harding Street. It should be noted that there will be no on-street parking provided along Earle Street or South Street. Approximately 23 spaces are to be constructed along Thoroughfare 1 and Harding Street north of Ward Street, including three accessible spaces. Six spaces are to be constructed along the west side of Harding Street between Ward Street and South Street.

In addition to providing on-street parallel public parking spaces, an approximately 60-foot pickup/drop-off zone was constructed along the north side of South Street in conjunction with 101 South.

Site Plans

A variety of site plans depict the proposed ground floor layout and transportation elements, as well as pedestrian, bicycle, and vehicular accommodations. Thoroughfare 1 is not shown on the graphics as it is not finalized and is subject to a separate site plan approval process.

Ground Floor Illustrative Plan

Refer to Figure A-1 for a plan depicting the combined ground floor level and Site landscaping for Building 3.

Transportation Elements Plan

Refer to Figure A-2 for a plan depicting transportation elements, including pavement markings, parking spaces, and street furniture for Building 3.

Pedestrian Access Plan

Refer to Figure A-3 for a plan depicting the Project sidewalk network and Building 3 entrance locations. The primary entrances for the building lobbies and ground-floor retail/community arts spaces are shown, as well as all secondary entrances to the building.

Bicycle Access and Parking Plan

Refer to Figures A-4a and A-4b for the bicycle access and parking plan. Building 3 will include 115 indoor secured and 64 outdoor short-term bicycle parking spaces. Figures A-4c and A-4d detail the proposed outdoor and indoor bicycle racks, respectively, which are consistent with bicycle racks used at 101 South.

Figure A-4e shows the proposed locations of the Bluebikes stations within the Master Plan area. As a condition of the Boynton Yards Master Plan MMP, three 19-dock Bluebikes stations will be installed throughout the different phases of the Master Plan buildout. Figure A-4f shows the detailed Bluebikes station layout south of Building 3.

Vehicle Access and Parking Plan

Refer to Figure A-5 for a plan showing the vehicular access to Building 3 with the parking supply noted.

Vehicle Movement Plans

Refer to Figures A-6a through A-6e for vehicle tracking diagrams that demonstrate the ability of large vehicles (SU-30 and WB-40 sized tractor trailers and trash trucks) to navigate in and out of Building 3's loading facilities. Building 3 will have loading bay access on the east side of Earle Street, just south of Thoroughfare 1. Heavy vehicles will access Earle Street via South Street. The timing of deliveries will be in line with standard office/lab delivery activity. Passenger vehicle tracking diagrams are also included demonstrating the ability of vehicles to access/egress the below-grade parking garage located on the east side of Earle Street, north of South Street.

Attachments

- › Figure A-1: Ground Floor Illustrative Plan
- › Figure A-2: Transportation Elements Plan
- › Figure A-3: Pedestrian Access Plan
- › Figures A-4a and A-4b: Bicycle Access and Parking Plan
- › Figure A-4c: Outdoor Bicycle Rack Detail
- › Figure A-4d: Indoor Bicycle Rack Detail
- › Figure A-4e: Bluebikes Station Locations (*revised 09-26-2022*)
- › Figure A-4f: Bluebikes Station south of Building 3 (*added 09-26-2022*)
- › Figures A-5a and A-5b: Vehicle Access and Parking Plan
- › Figures A-6a thru A-6e: Vehicle Movement Plans

REVISIONS		
#	DATE	DESCRIPTION

BOYNTON YARDS -
BLDG 3

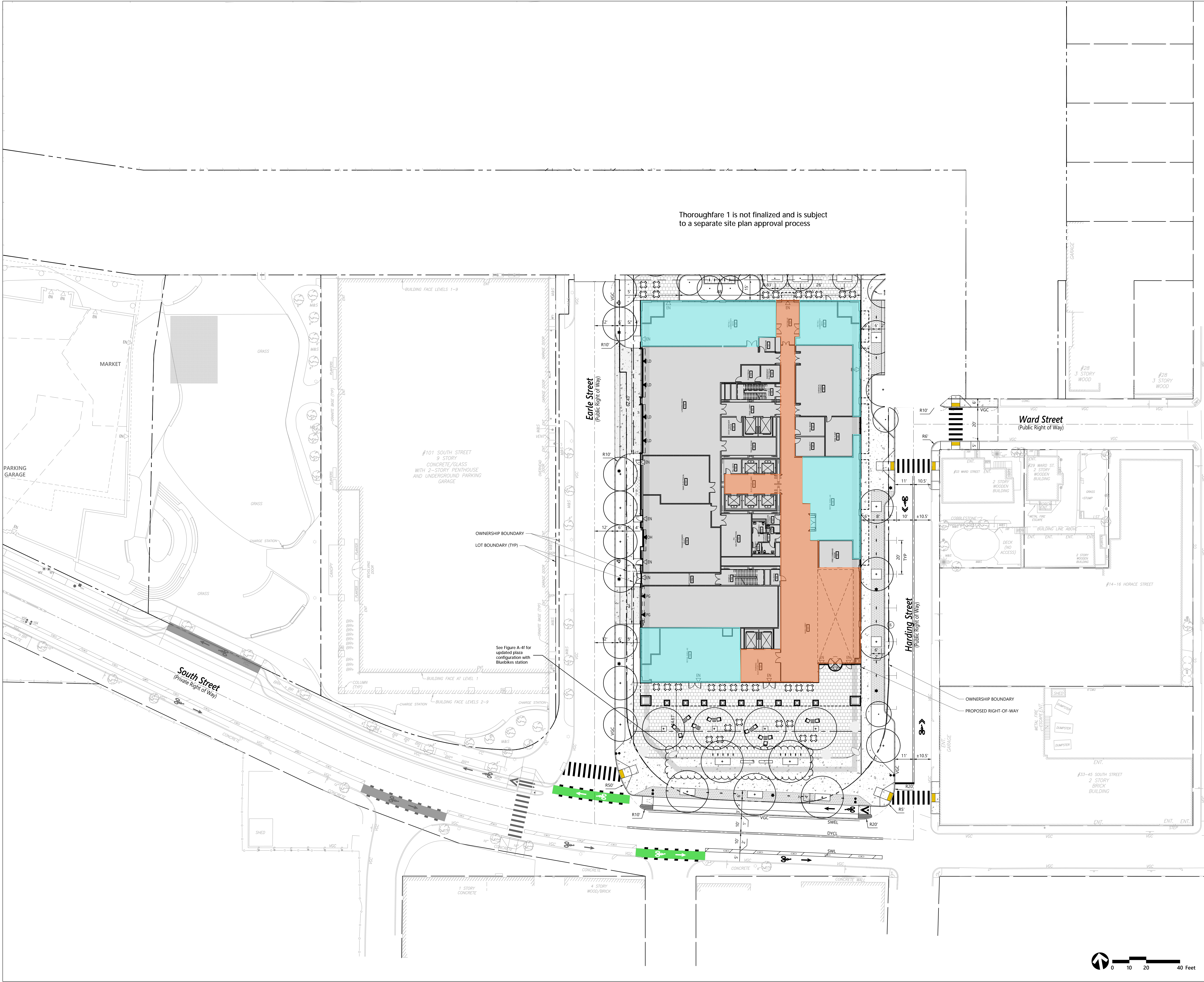
99 SOUTH STREET
SOMERVILLE, MA 02143

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

vhb 99 High Street
Boston, MA 02110
617.728.7777

ORANGE = LOBBY
BLUE = RETAIL/COMMUNITY ARTS SPACE
GRAY = BACK OF HOUSE

Thoroughfare 1 is not finalized and is subject
to a separate site plan approval process



DESIGN DEVELOPMENT

Figure A-1
Ground Floor
Illustrative Plan

SCALE 1" = 20'
PROJECT # 15550.00
DATE ISSUED 09.01.2022

REVISIONS		
#	DATE	DESCRIPTION

BOYNTON YARDS -
BLDG 3

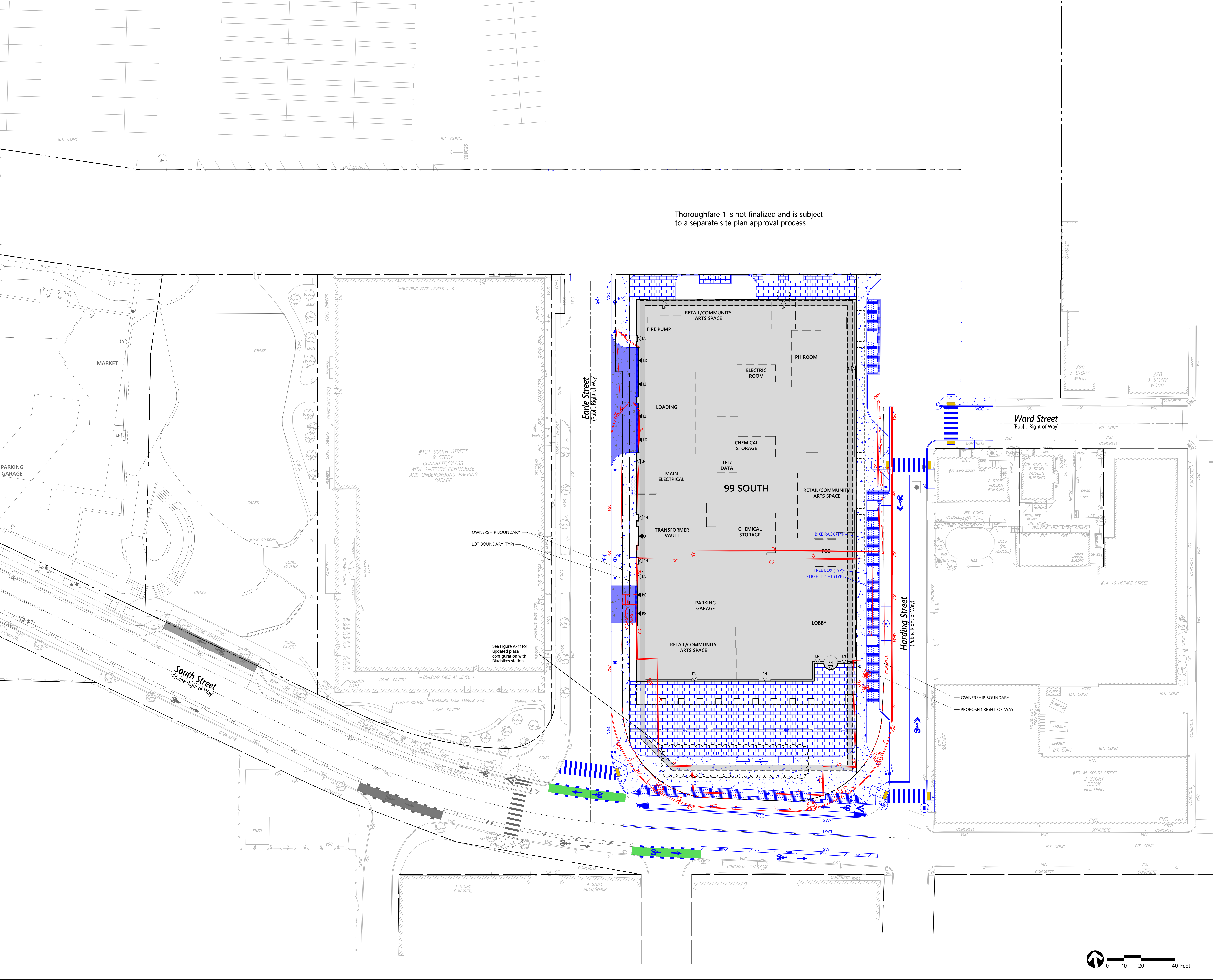
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110 canal street boston, ma 02114

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RED = EXISTING ELEMENTS TO BE REMOVED
BLUE = PROPOSED ELEMENTS
GRAY = EXISTING ELEMENTS TO REMAIN
BLACK = PROPOSED SITE

Thoroughfare 1 is not finalized and is subject to a separate site plan approval process



DESIGN DEVELOPMENT

Figure A-2
Transportation
Elements Plan

SCALE 1" = 20' PROJECT # 15550.00 DATE ISSUED 09.01.2022

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- Primary Building Access
- Secondary Building Access
- Secondary Building Egress
- Primary Pedestrian Path
- Secondary Pedestrian Path

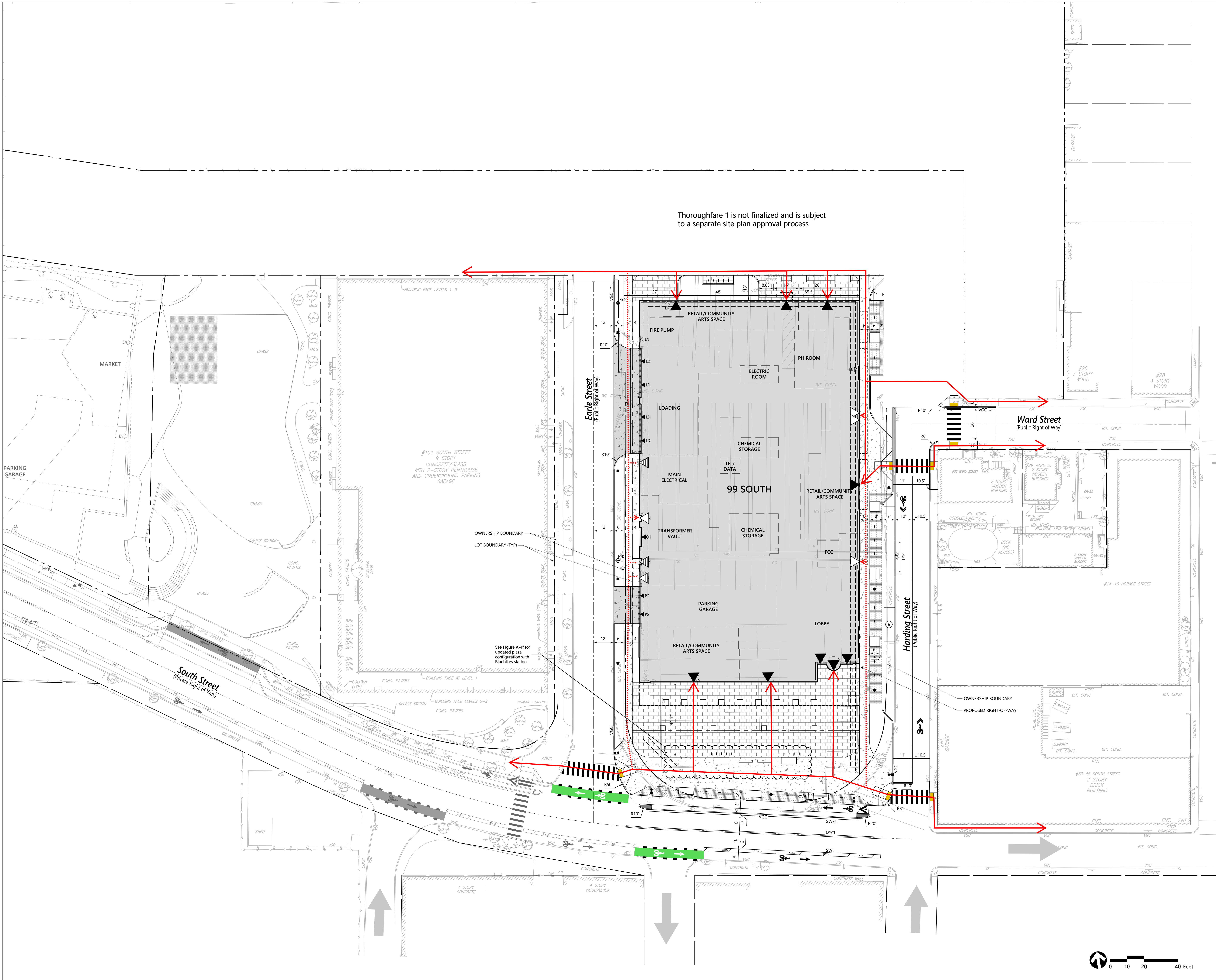


Figure A-3
Pedestrian Access Plan

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- Mixed Traffic
- Bike Lane
- Protected Bike Lane
- Curbless Street
- Bike Lobby Access
(see Figure A-4b for
path between bike
lobby and bike room)

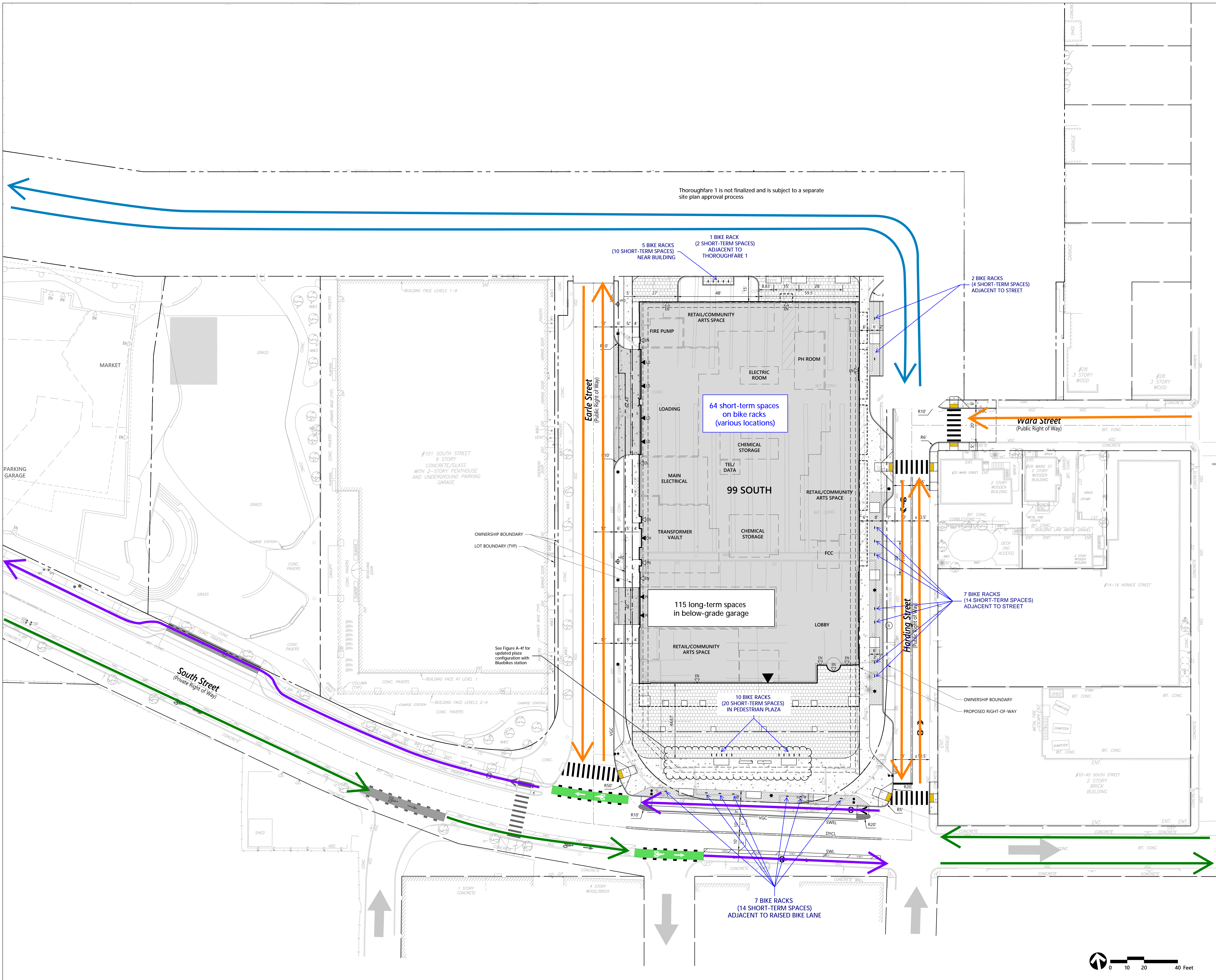
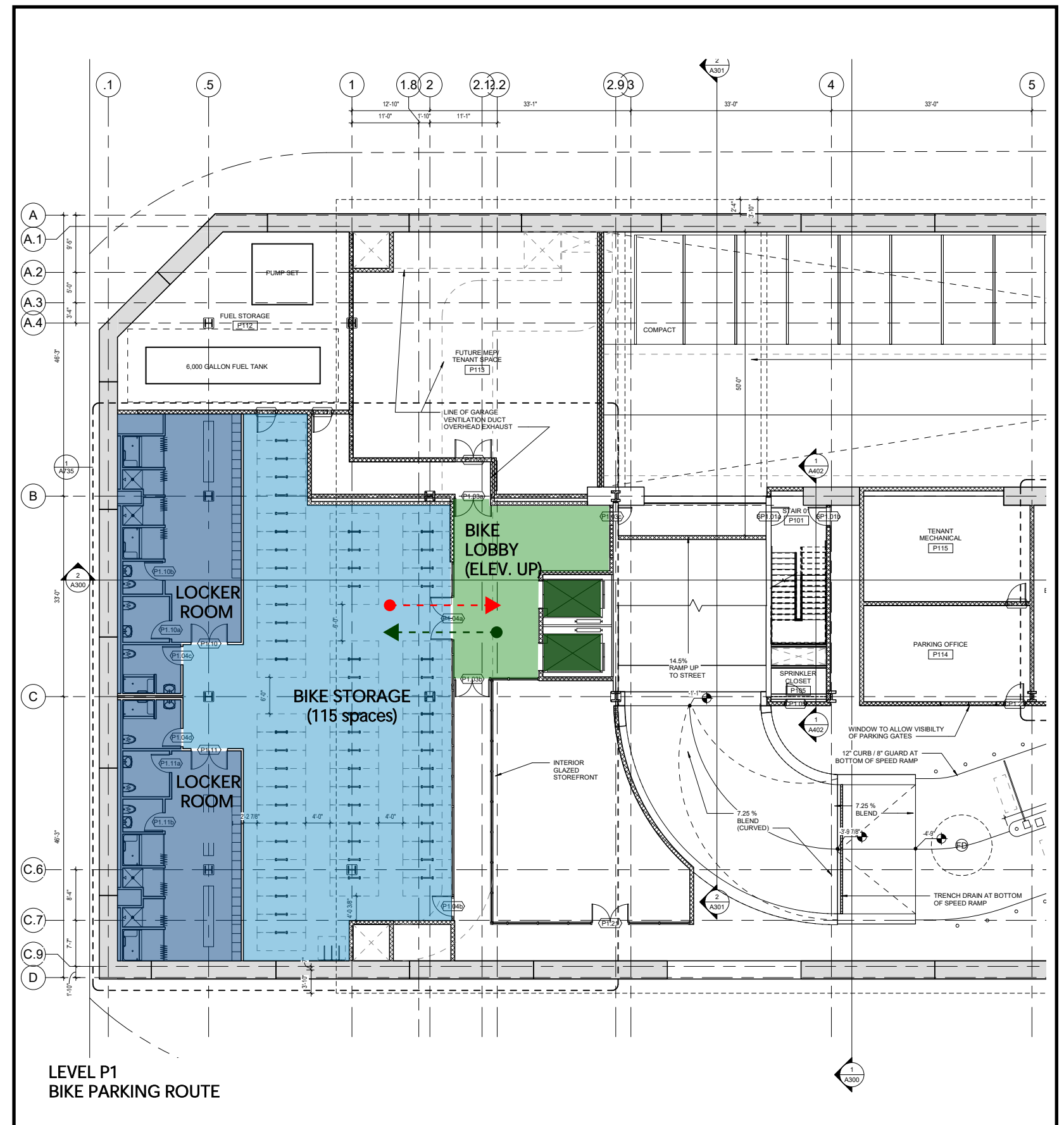
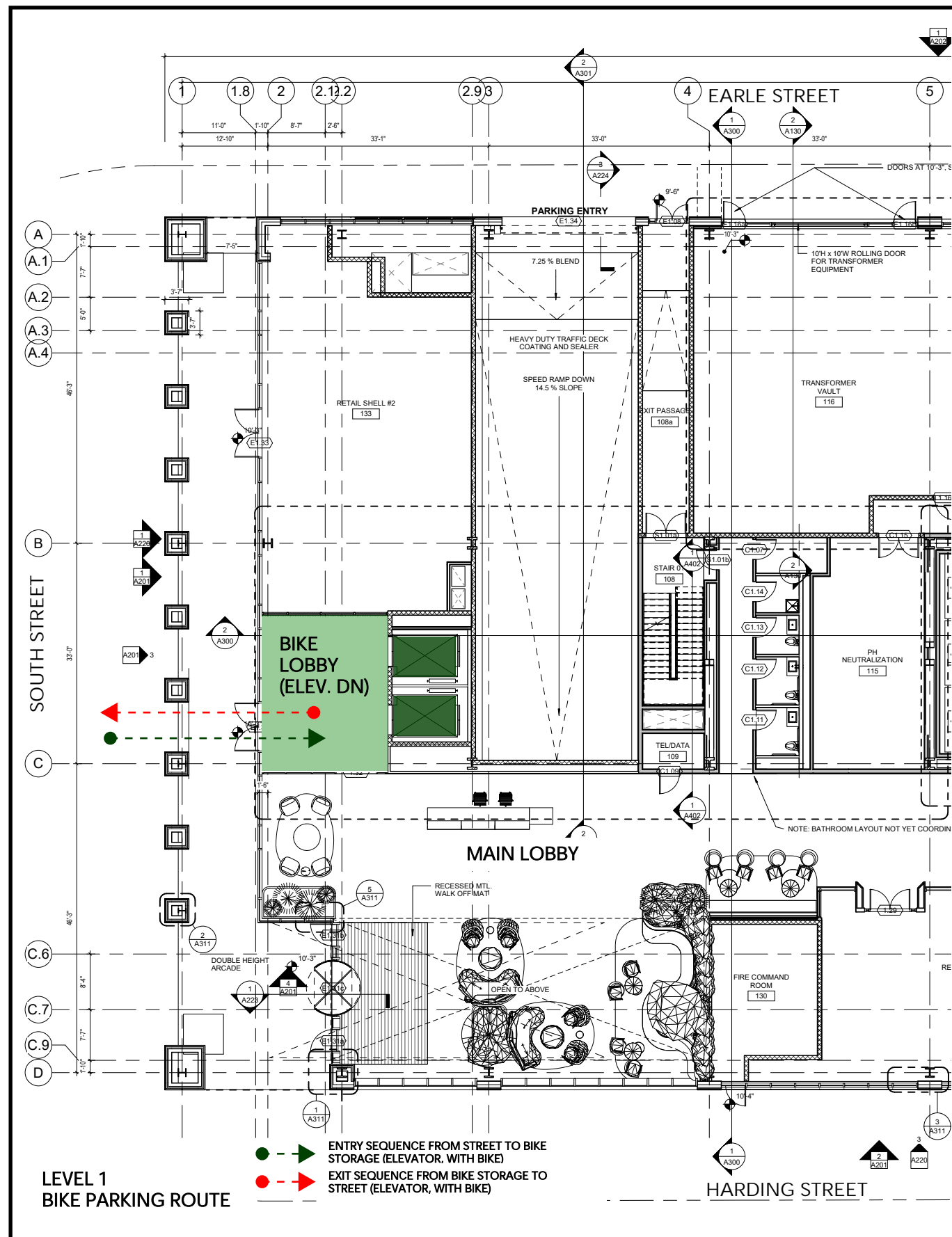


Figure A-4a
Bicycle Access and
Parking Plan

SCALE 1" = 20'
PROJECT # 15550.00
DATE ISSUED 06.21.2022



Source: CBT Architects

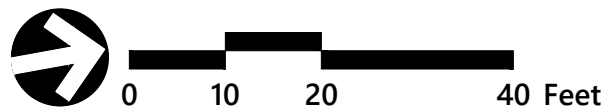


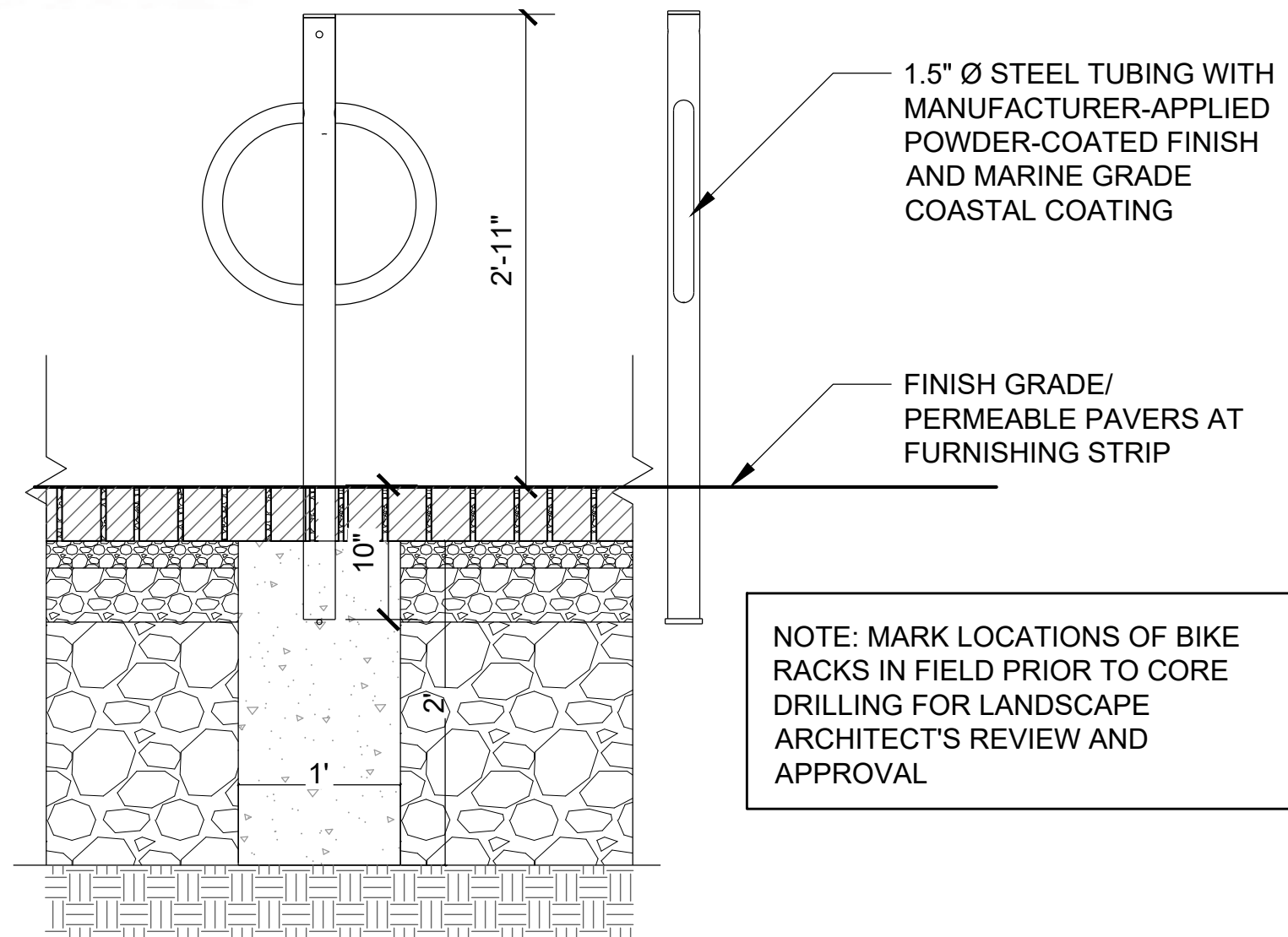
Figure A-4b

Bicycle Access and Parking Plan



Bike Hitch™

The Bike Hitch uses thick tube construction and a full radius bend of the ring, making it extremely difficult to cut with a pipe cutter. This popular bike rack has street appeal, a slim silhouette, and accommodates all bike locks.



The same bicycle rack has been installed at 101 South (pictured above).

4

BICYCLE RACK

SCALE: 1" = 1'-0"



Hoop Rack

The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the bend makes the Hoop an attractive and functional bike rack. This bike rack can also be put on rails for mobility and is popular in bike corrals.

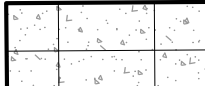


The same bicycle rack has been installed at 101 South (pictured above).

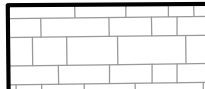


Figure A-4e
Bluebikes Station Locations


MATERIALS LEGEND



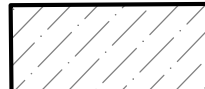
PEDESTRIAN DEPTH CONCRETE PAVING



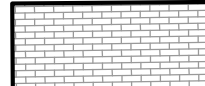
PERMEABLE PRECAST UNIT PAVERS




PRECAST UNIT PAVERS




PLANTING AREA - REFER TO L300




PERMEABLE AMENITY ZONE UNIT PAVERS




LIMIT OF WORK




PROPERTY LINE




BICYCLE RACKS



ORNAMENTAL BOLLARD



PEDESTRIAN LIGHT, SEE ELECTRICAL DRAWINGS



VEHICULAR LIGHT, SEE ELECTRICAL DRAWINGS

1
L400

2
L400

7
L400

1
L402

3
L402

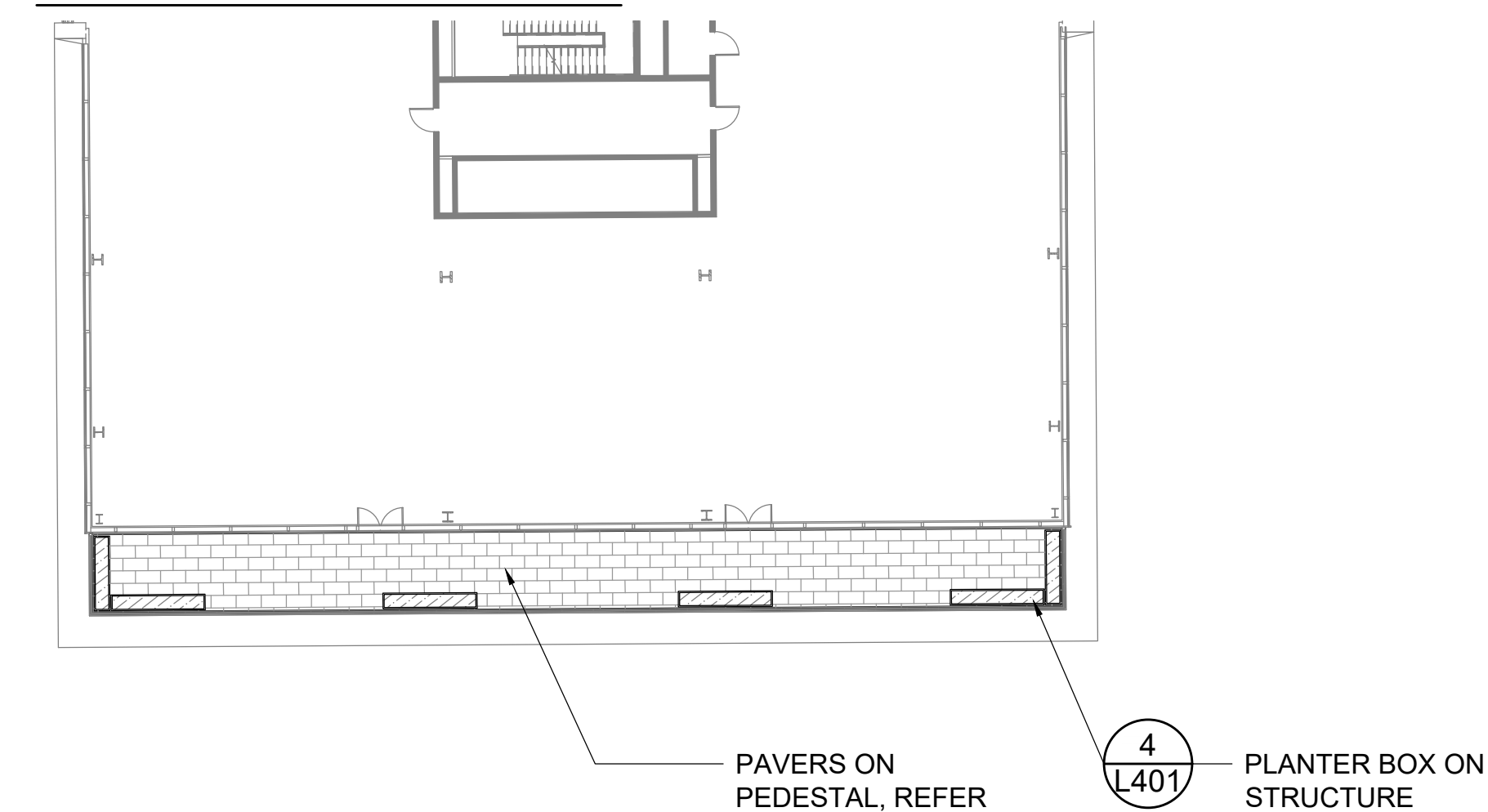
4
L402

4
L400

4
L401

6
L401

5TH FLOOR TERRACE



LANDSCAPE MATERIAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO SATISFY HIM OR HERSELF AS TO THE ACTUAL SITE CONDITIONS BEFORE SUBMISSION OF BIDS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL ARRANGE PRE-INSTALLATION CONFERENCES AT PROJECT SITE FOR STONE WALLS AND PAVEMENT WORK. ATTENDEES SHALL INCLUDE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS DIRECTLY CONCERNED WITH THE WORK.
5. CONTRACTOR SHALL PREPARE SUBMITTALS TO THE LANDSCAPE ARCHITECT FOR ALL COMPONENTS OF THE FINISHED WORK, INCLUDING SHOP DRAWINGS, PRODUCT DATA, MATERIAL CERTIFICATIONS, MIX DESIGNS AND SAMPLES.
6. CONTRACTOR SHALL FURNISH AND INSTALL CONSTRUCTED SAMPLES (MOCK-UPS) DEMONSTRATING ALL COMPONENTS OF THE DESIGN, INCLUDING FINISHED EXPOSED EDGES AND SURFACES, COLORS AND JOINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTING FINAL WORK. MOCK-UPS MAY BE PART OF THE FINAL CONSTRUCTION. MOCK-UPS SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE DURATION OF THE PROJECT AND WILL SERVE AS PROJECT STANDARD. CONTRACTOR SHALL DEMOLISH AND RECONSTRUCT MOCK-UP UNTIL APPROVAL FROM LANDSCAPE ARCHITECT. MOCK-UPS SHALL INCLUDE: ONE FULL HEIGHT AND WIDTH BY 6' LONG STONE WALL SECTION AND ONE 6' X 6' PANEL OF EXPOSED AGGREGATE CONCRETE PAVEMENT.
7. THE DIMENSIONS OF PAVEMENT JOINTS AS SHOWN ON THE DRAWINGS ARE TO THE CENTER LINE OF EACH TYPE OF JOINT EXCEPT WHERE PAVEMENT MEETS A VERTICAL FACE; AT THIS LOCATION DIMENSIONS ARE TO THE VERTICAL FACE. THE DIMENSIONS SHOWN ON DRAWINGS SHOW DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS. ALL ALIGNMENTS SHALL BE INSTALLED AS SHOWN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING THE LOCATIONS OF ALL EXISTING SITE ELEMENTS TO BE RESET IN THEIR SAME HORIZONTAL LOCATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE INSIDE OR OUTSIDE OF LIMIT OF WORK LINE DUE TO HIS/HER CONSTRUCTION OPERATIONS.
10. STORAGE AREAS FOR THE GENERAL CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AS APPROVED BY THE LANDSCAPE ARCHITECT.
11. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW CONSTRUCTION.
12. AT ALL LOCATIONS WHERE EXISTING BITUMINOUS CONCRETE PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN SMOOTH EDGE.

REVISIONS		
#	DATE	DESCRIPTION

BOYNTON YARDS -
BLDG 3

99 SOUTH STREET
SOMERVILLE, MA 02143

PARCEL ID 97/B/19

617 422 7000 lmp.com
10 post office square
boston, ma 02109

617 580 2556 dljrecp.com
561 windsor street, suite A304
somerville, ma 02143

C W
D G Copley Wolff Design Group
Landscape Architects & Planners

NOT FOR
CONSTRUCTION

SITework/ STEEL STINGER COLUMN
EARLY RELEASE PACKAGE #3

Figure A-4f
Bluebikes Station
south of Building 3

SCALE
1" = 20'

PROJECT #
2150.00

DATE ISSUED
09.23.2022

L2

Vehicle Profile

Legend

Forward
Backing In

P = Passenger Car
Overall Length 19.000ft
Overall Width 7.500ft
Overall Body Height 4.300ft
Min. Body Ground Clearance 1.15ft
Track Width 6.000ft
Lock-to-lock time 4.50s
Max Steering Angle (Virtual) 31.60°

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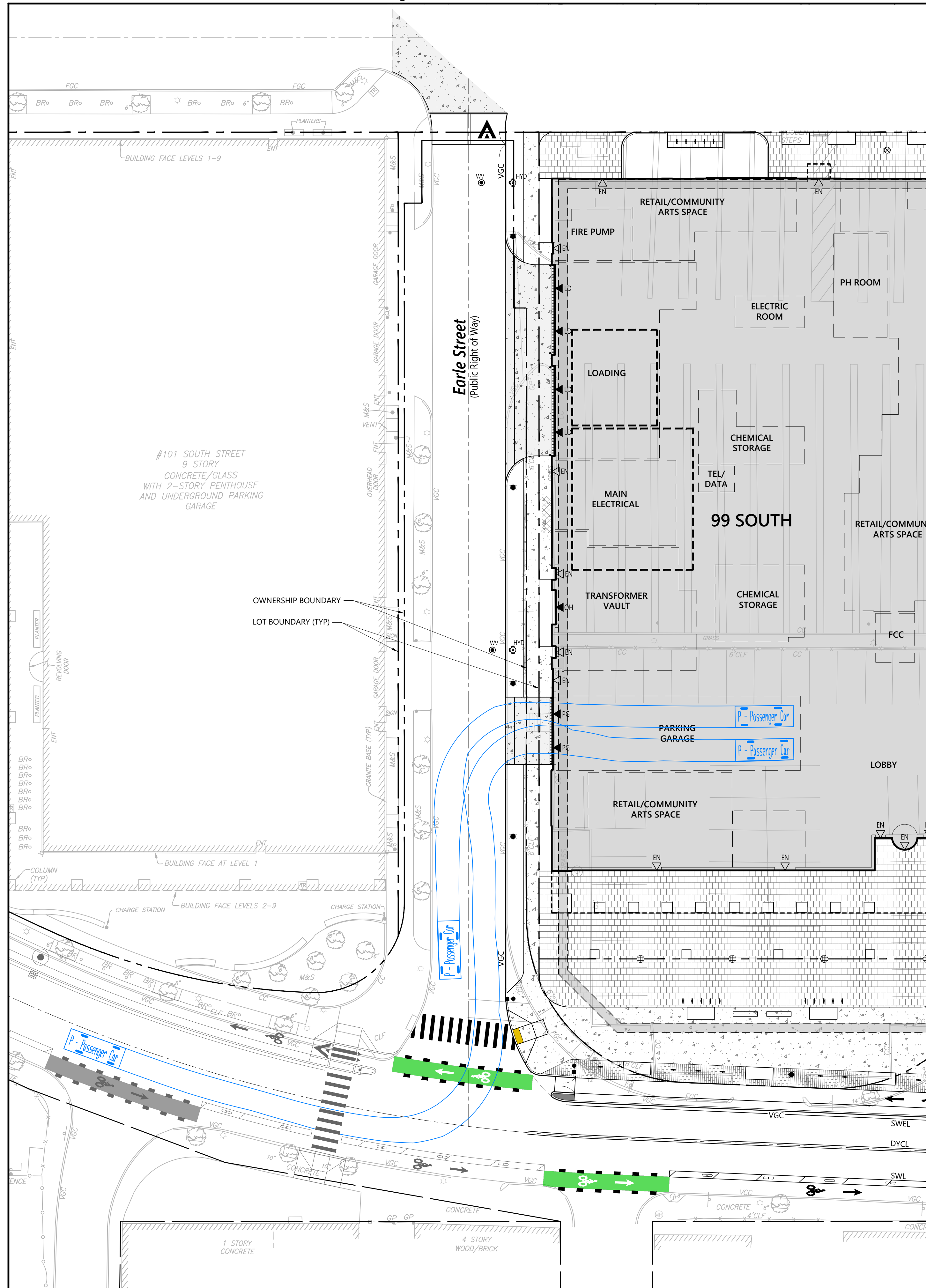
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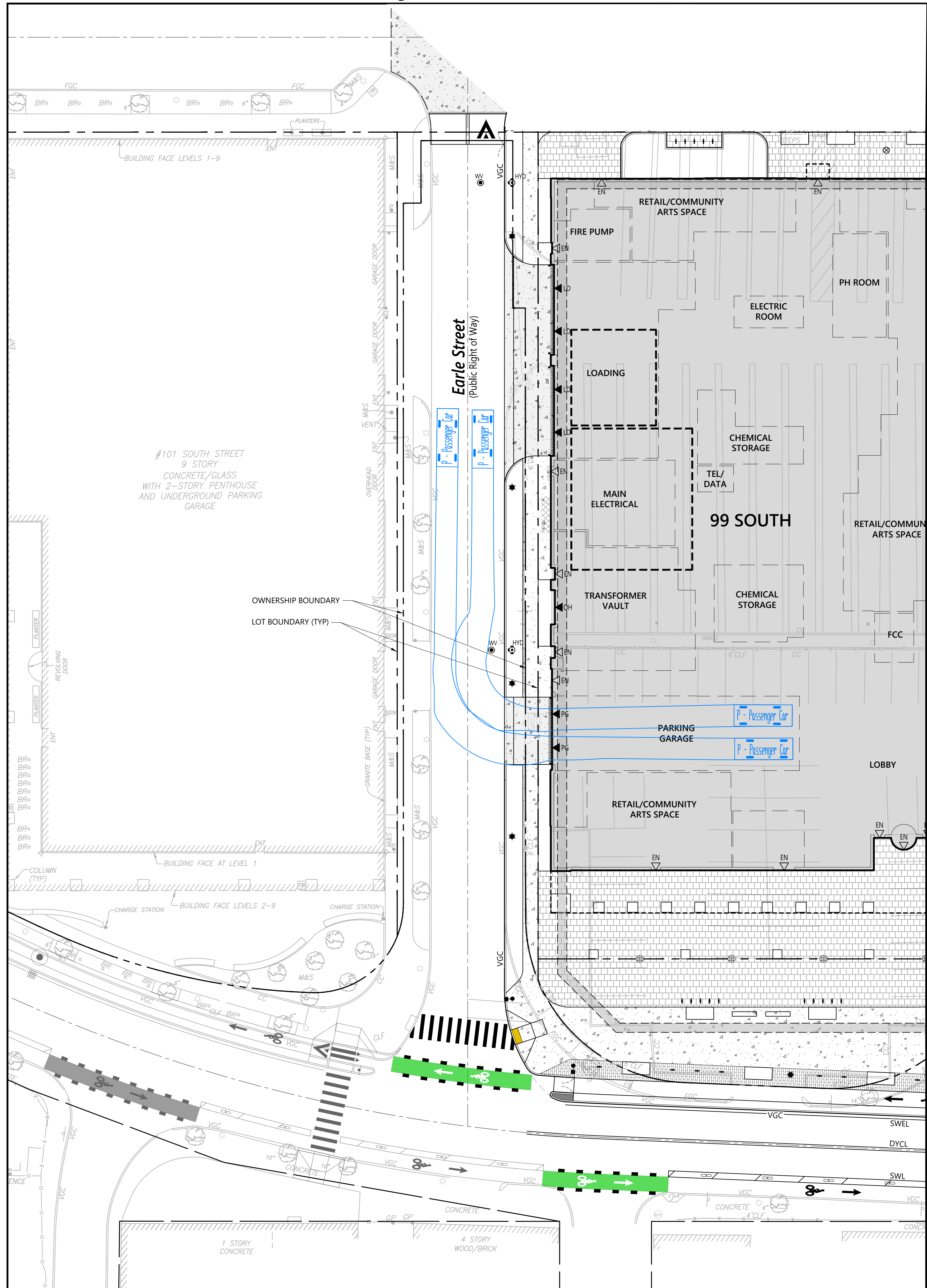
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Passenger Car - to/from South



Passenger Car - to/from North



DESIGN DEVELOPMENT

Figure A-6a
Vehicle Movement Plan
Passenger Car

SCALE 1" = 20'
PROJECT # 15550.00
DATE ISSUED 09.06.2022

Vehicle Profile

Legend

Forward

Backing In

34.5

22.9

4.2

Compactor Pick-Up

Overall Length

Overall Width

Overall Body Height

Min. Body Ground Clearance

Max. Track Width

Lock-to-lock time

Wall to Wall Turning Radius

34.500ft

8.500ft

12.896ft

1.364ft

8.500ft

6.00s

45.000ft

REVISIONS		
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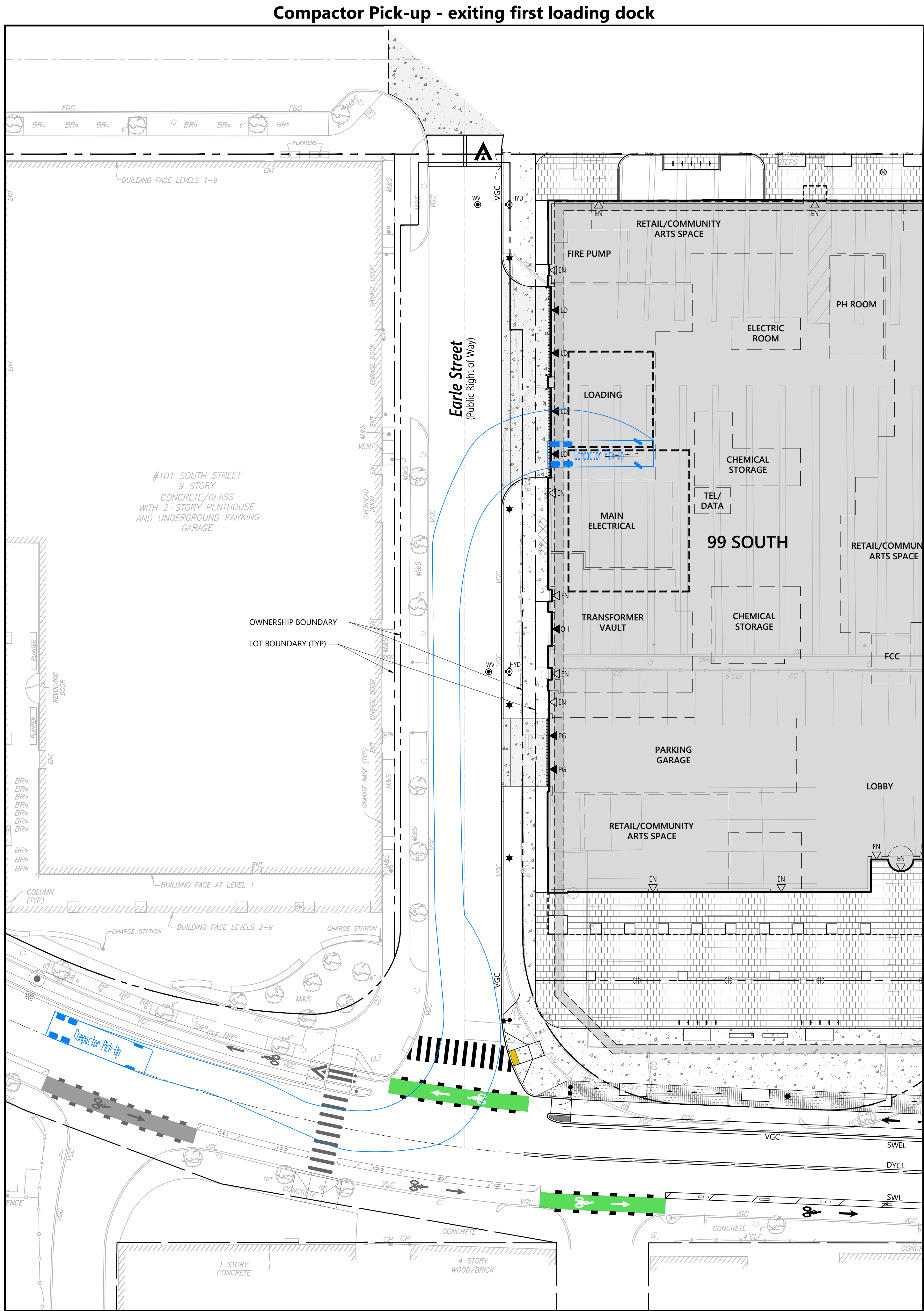
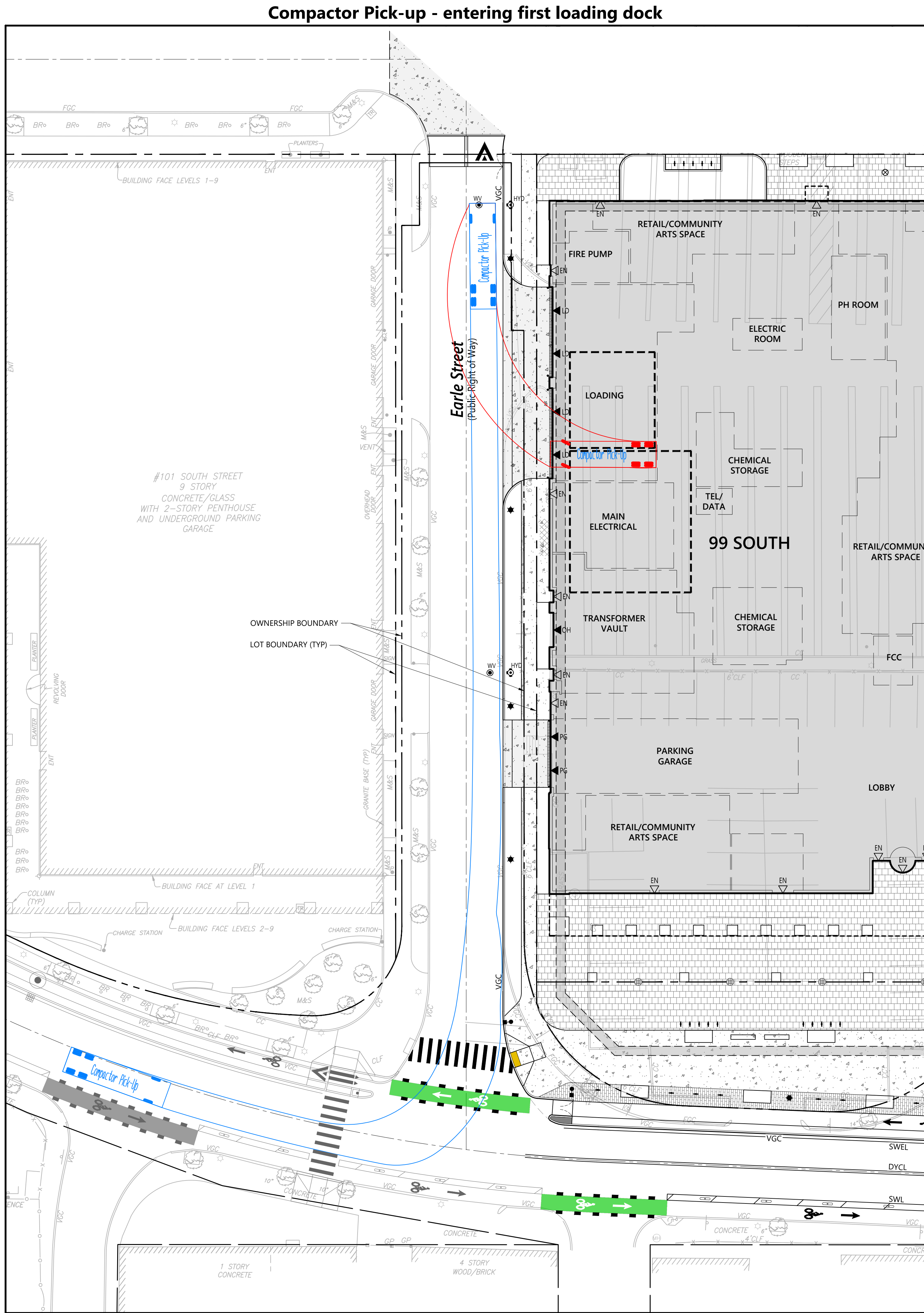
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Boston, MA 02110
617.728.7777

All heavy vehicles will
access Earle Street via
South Street.
(No heavy vehicle access
via Thoroughfare 1.)



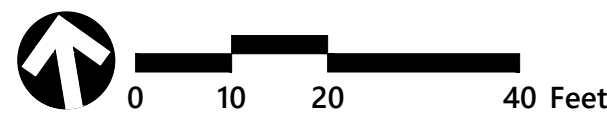
DESIGN DEVELOPMENT

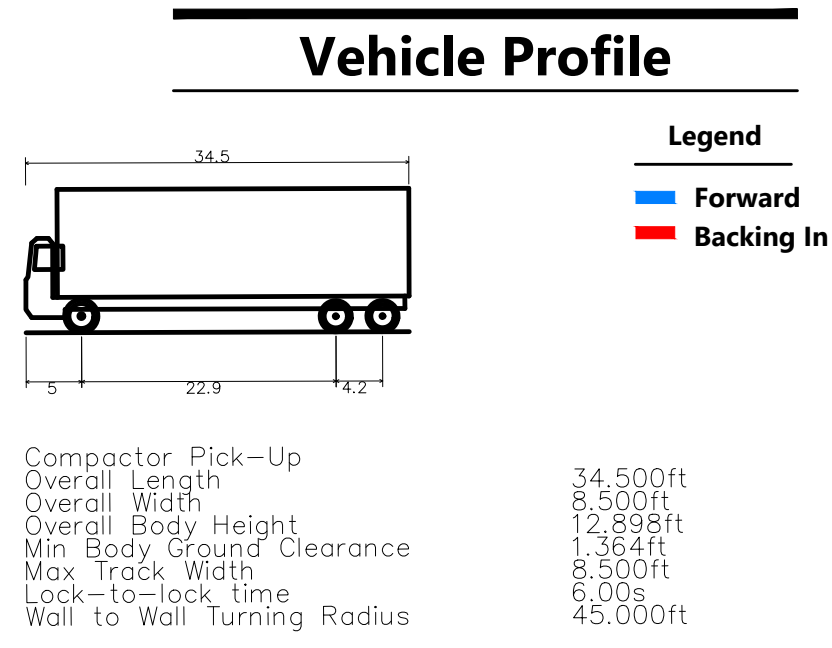
Figure A-6b
Vehicle Movement Plan
Compactor Pick-Up

SCALE
1" = 20'

PROJECT #
15550.00

DATE ISSUED
09.06.2022





REVISIONS		
#	DATE	DESCRIPTION

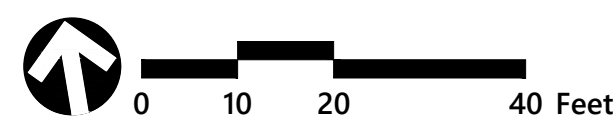
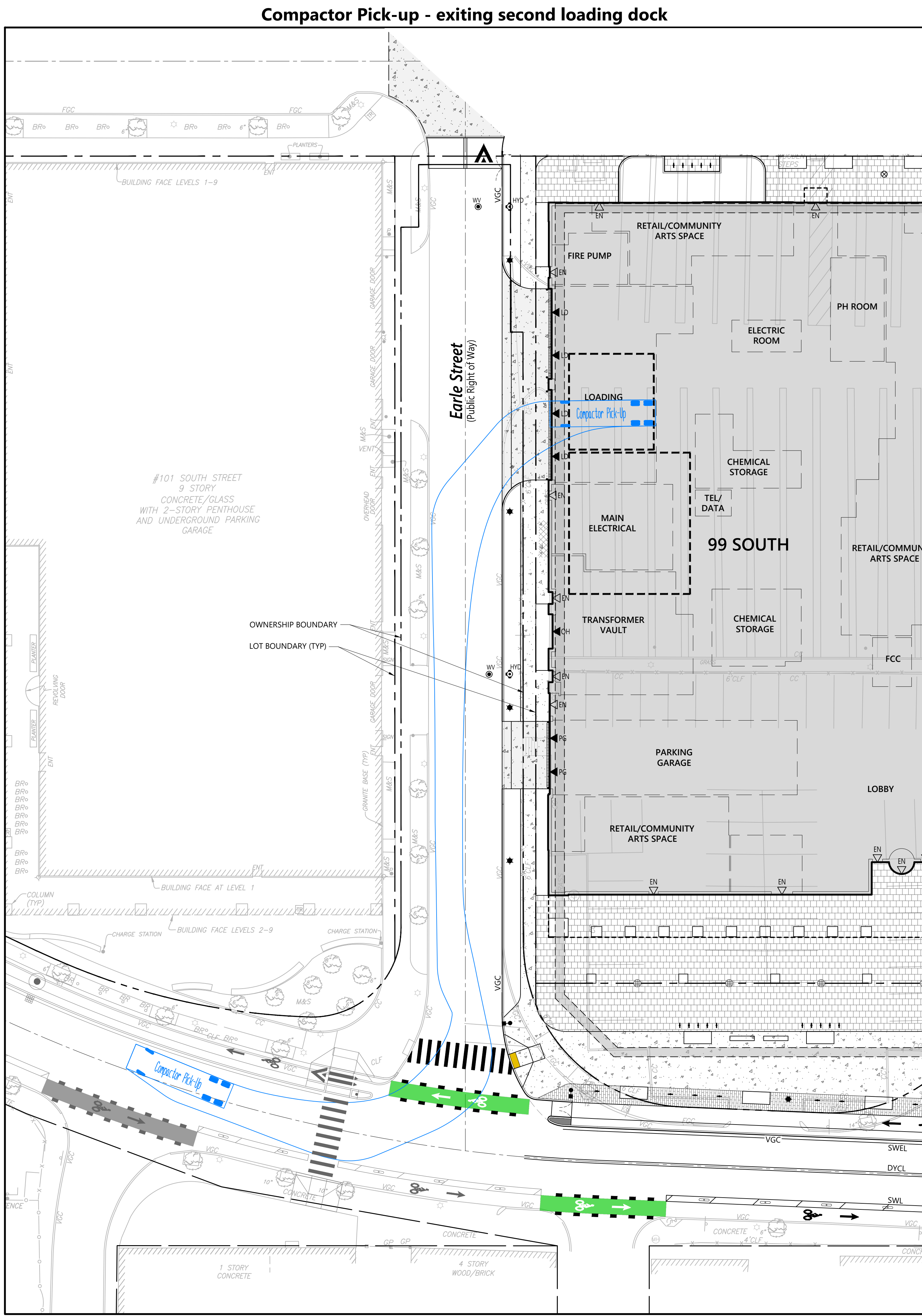
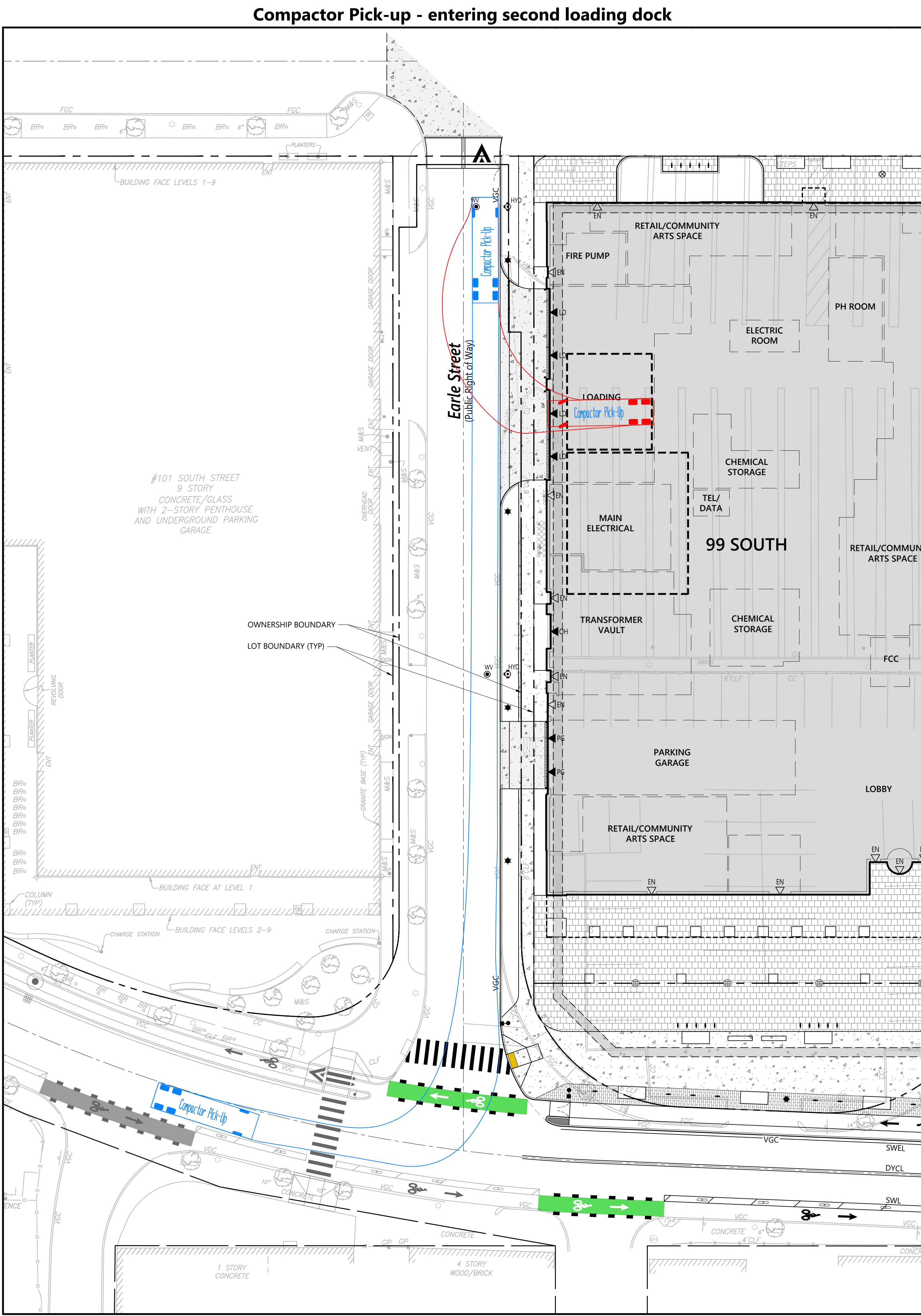
BOYNTON YARDS - BLDG 3

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All heavy vehicles will access Earle Street via South Street.
(No heavy vehicle access via Thoroughfare 1.)

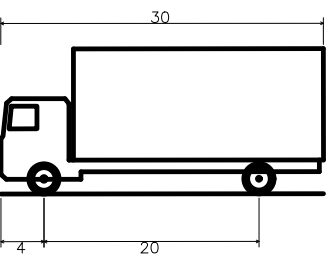


DESIGN DEVELOPMENT

Figure A-6c
Vehicle Movement Plan
Compactor Pick-Up

SCALE 1" = 20'
PROJECT # 15550.00
DATE ISSUED 09.06.2022

Vehicle Profile



Legend

Forward

Backing In

SU-30 - Single Unit Truck

Overall Length: 30.000ft

Overall Width: 8.000ft

Overall Body Height: 13.000ft

Min. Body Ground Clearance: 8.000ft

Track Width: 8.000ft

Lock-to-lock time: 5.00s

Max Steering Angle (Virtual): 37.60°

REVISIONS		
#	DATE	DESCRIPTION

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BLDG 3

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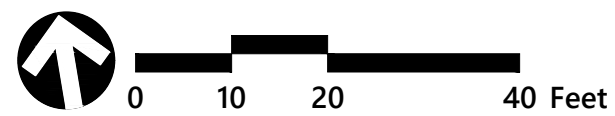
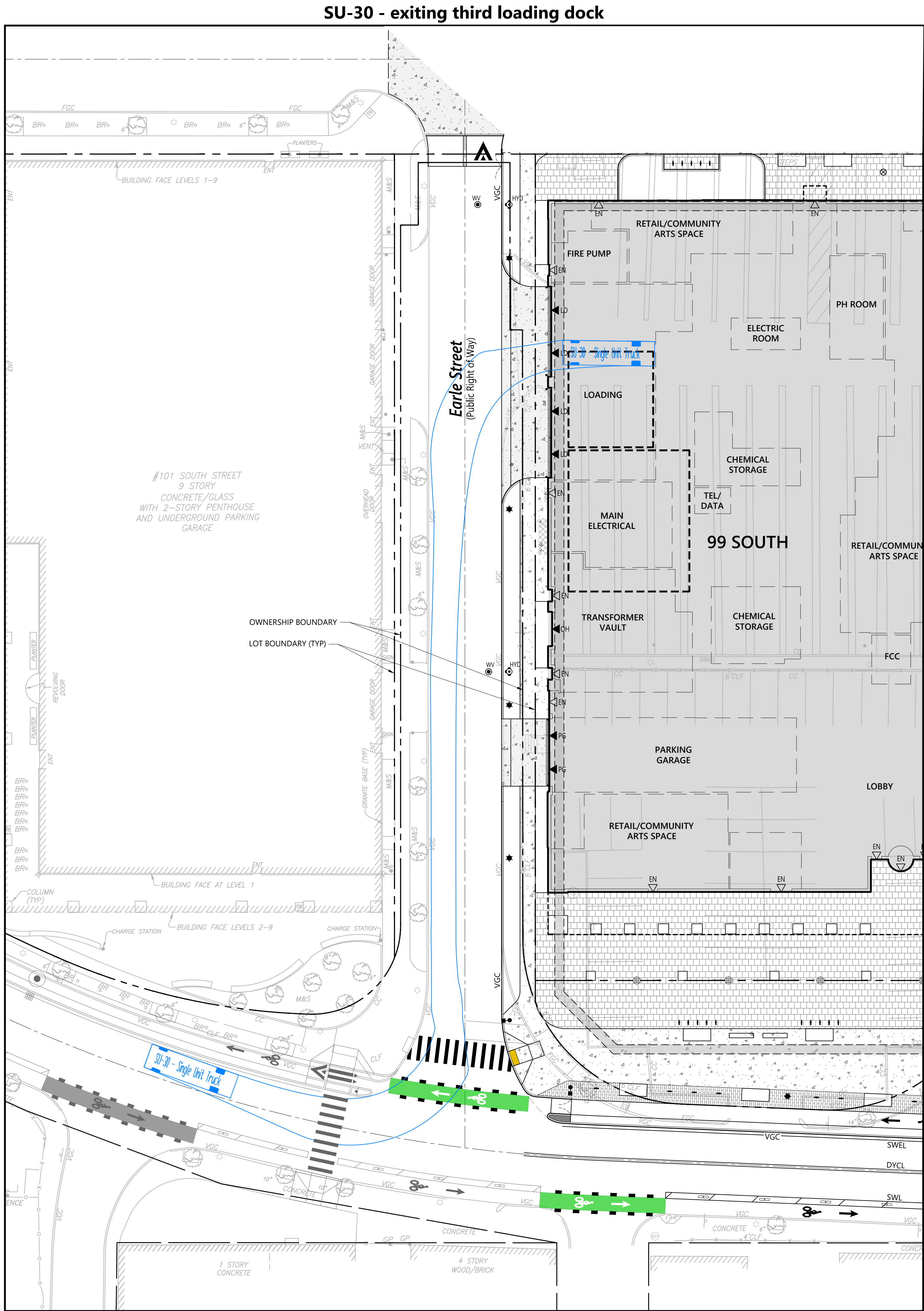
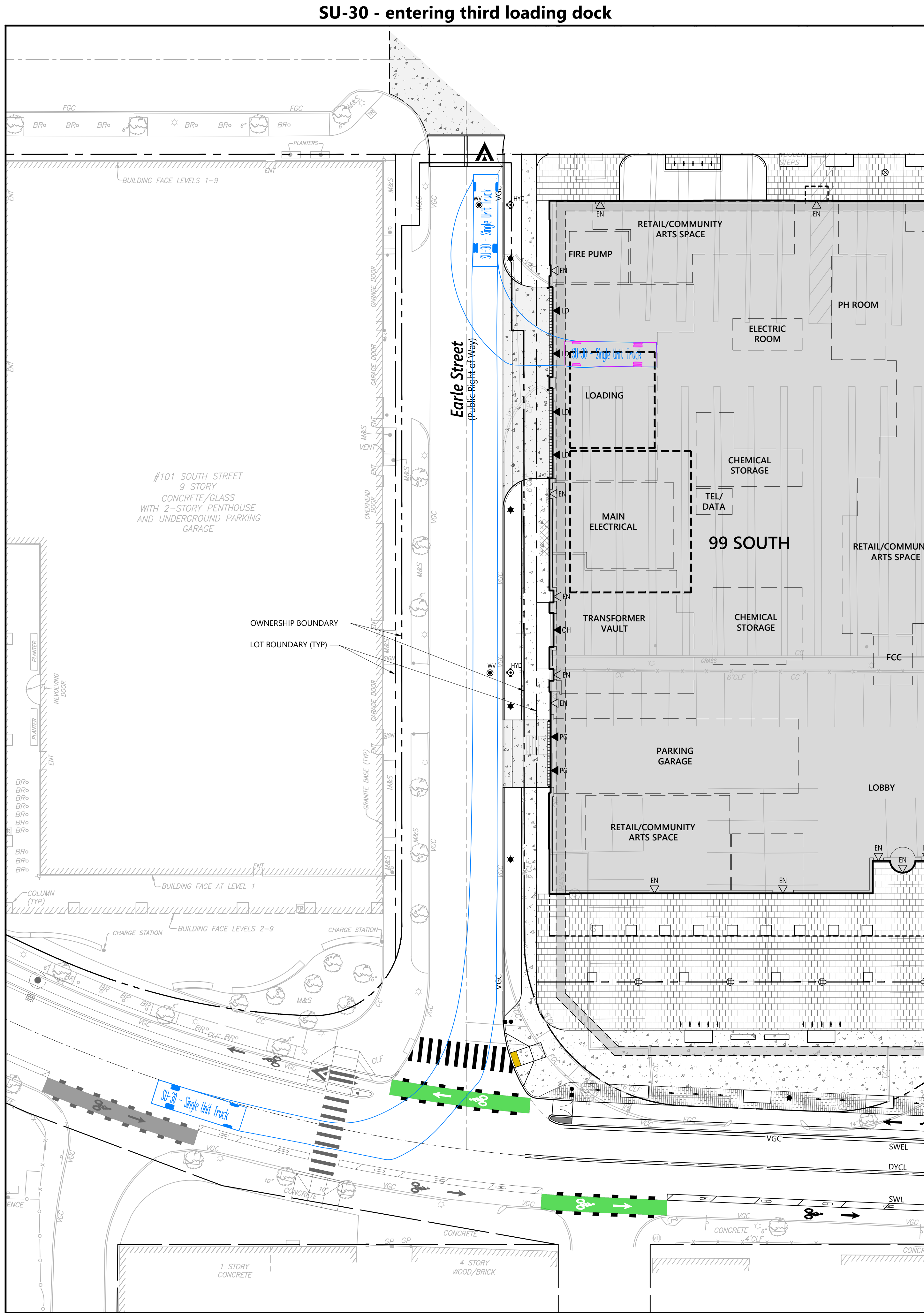
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vhb

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Boston, MA 02110
617.728.7777

All heavy vehicles will
access Earle Street via
South Street.
(No heavy vehicle access
via Thoroughfare 1.)



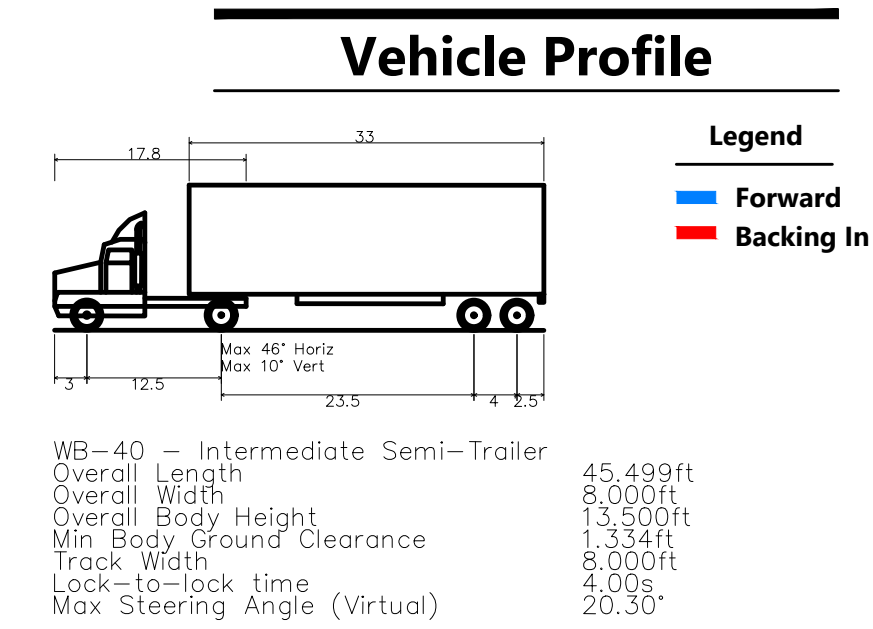
DESIGN DEVELOPMENT

Figure A-6d
Vehicle Movement Plan
SU-30

SCALE
1" = 20'

PROJECT #
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DATE ISSUED
09.06.2022

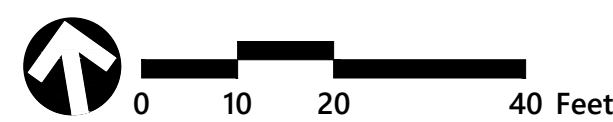
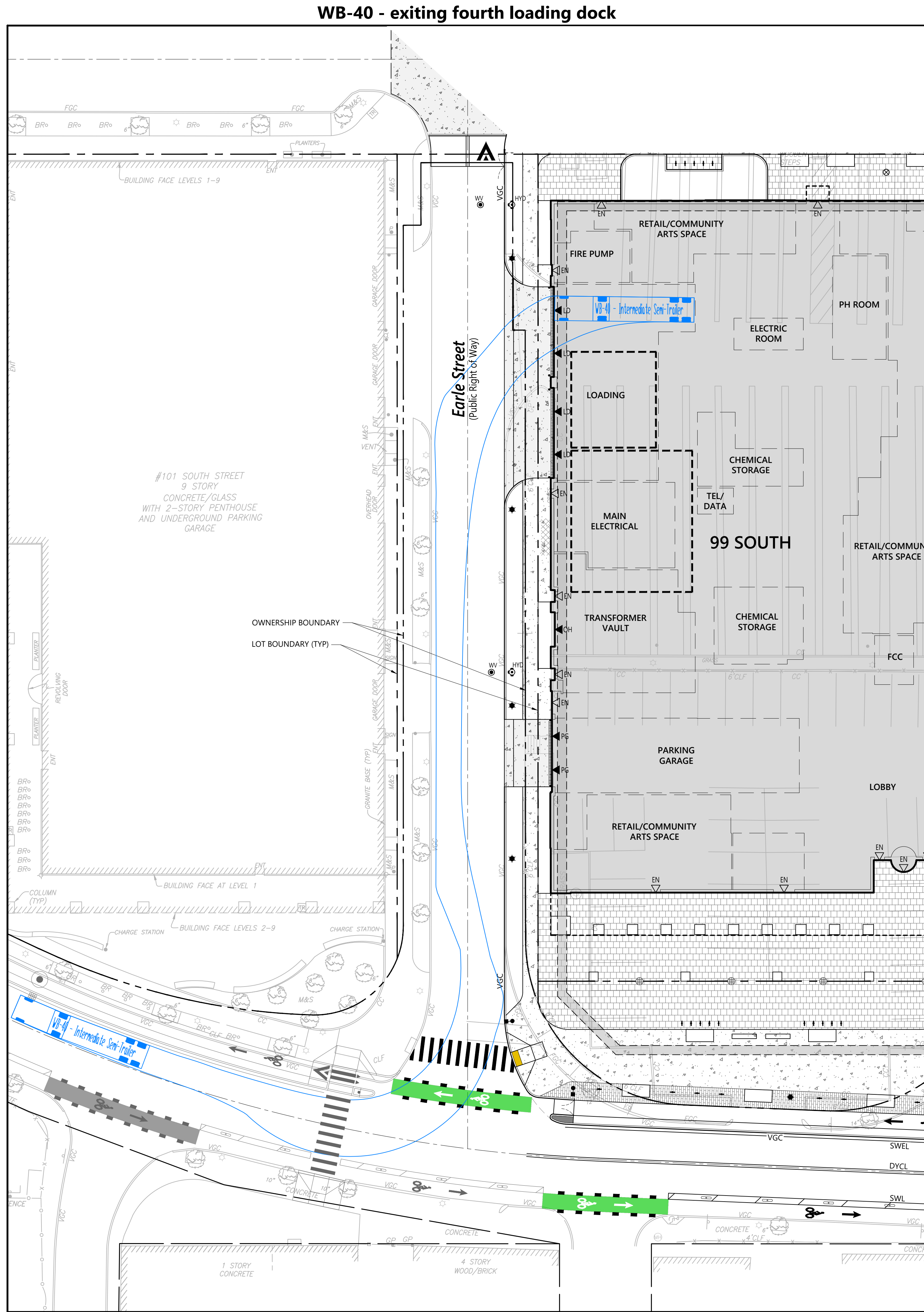
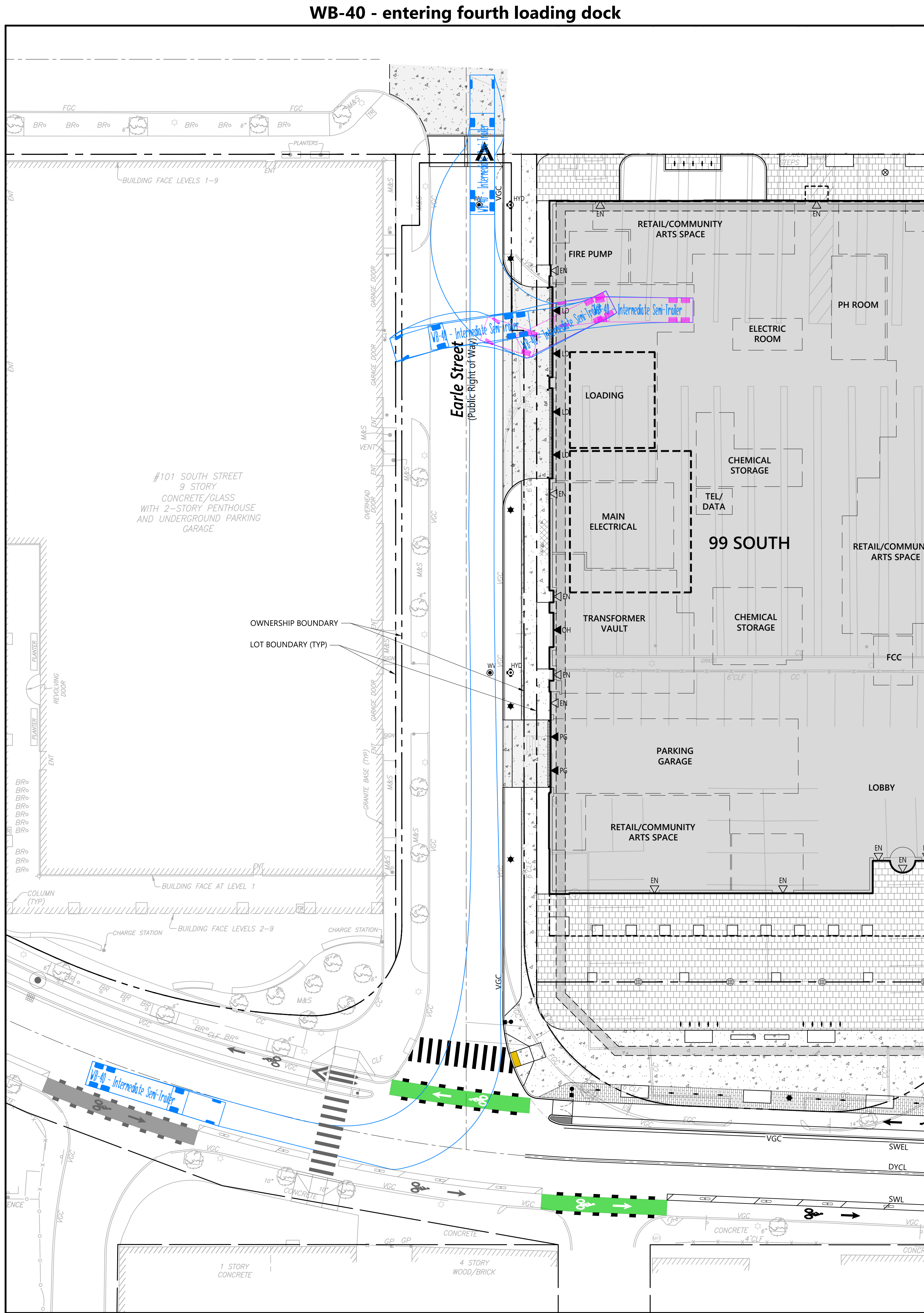


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All heavy vehicles will access Earle Street via South Street.
(No heavy vehicle access via Thoroughfare 1.)



DESIGN DEVELOPMENT

Figure A-6e
Vehicle Movement Plan
WB-40

SCALE 1" = 20'
PROJECT # 15550.00
DATE ISSUED 09.06.2022