



Memorandum

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

Date: Revised
January 24, 2023

Project #: 14877.00

From: Patrick Dunford, PE
Kathleen Keen, PE
Ashley Domogala, EIT

Re: Transportation Access Plan
Gateway Innovation Center
200 McGrath Highway
Somerville, Massachusetts

The following information is being provided to document the Transportation Access Plan (TAP) for Gateway Innovation Center (the "Project") to be located at 200 McGrath Highway in Somerville, Massachusetts (the "Site"). This document and accompanying information depict the proposed Site access for vehicle, bicycle, and pedestrian traffic. Information regarding truck deliveries and service vehicles (trash, recycling, etc.) is also provided for review.

The Site will be redeveloped to provide a pedestrian and transit oriented, mixed-use development. The Project will consist of two buildings totaling approximately 980,000 square feet (sf) of commercial space. This building space will be mainly lab/R&D and arts/creative enterprise use, with supporting ground-floor retail/restaurant space. The parking needs for the Project will be accommodated by approximately 588 spaces of below-grade structured parking and 16 on-street spaces to support the retail uses. Associated bicycle parking facilities and infrastructure improvements also will be provided to accommodate this development.

Site Access

Access to the Site will be provided via an unsignalized full-access driveway along Medford Street and two right-turn in/right-turn out driveways along Somerville Avenue Extension. These three driveways will provide access to the below-grade parking structure located under Buildings A and B. In addition, a right-turn in/right-turn out service/loading aisle (Gateway Court) will be provided along Somerville Avenue Extension between the two buildings.

The Site driveway on Medford Street and the north Site driveway on Somerville Avenue Extension will connect to create a main internal Site roadway (referred to herein as the "Connector"). The alignment of the Connector is consistent with the "recommended" thoroughfares depicted in Map 8.3.8 (b) of the Zoning Ordinance, and compatible with both the McGrath Boulevard project and current City planning efforts for the Union Square East area. The Proponent has worked with City Staff, and are in agreement that in the interim condition, the Connector will be designed as an alley that provides vehicle access/egress to the below-grade garage beneath Buildings A and B.

On-Street Parking

The regulation of on-street parking will be coordinated through consultation with the City. The Project will provide approximately 16 short-term, on-street parallel public parking spaces to support the proposed ground level retail space, pick-up/drop-off activity, and small service vehicles along Somerville Avenue Extension.

Site Plans and Supporting Graphics

The conceptual ground floor Project Site plan accompanying this application has been attached for reference (Figure A-1). To supplement the Site plan, graphics highlighting the planned pedestrian, bicycle, and vehicular accommodations have been provided for general reference.

Ground Floor Illustrative Plan

Refer to Figure A-1 for an illustrative Project Site plan depicting the ground level floor plan and site landscaping.

Transportation Elements Plan

Refer to Figure A-2 for a plan depicting transportation elements, including proposed pavement markings, sidewalks, bike facilities, parking spaces, and furnishing zones for the Project Site.

Pedestrian Access Plan

Refer to Figure A-3 for a plan depicting the Project sidewalk network and general building entrance locations is provided attached to this document. The building entrances shown are general locations; more detail and information will be provided as plans are developed.

Bicycle Access and Parking Plan

Refer to Figure A-4 for a conceptual bicycle parking plan. The exact locations and configurations of the internal building bicycle parking have not yet been finalized. The bicycle parking needs for the Proposed Project will be accommodated through the provision of long-term secured and short-term bicycle parking within and around the proposed buildings. Based on the current design, a total of approximately 197 long-term secured and 52 short-term bicycle parking spaces will be provided. While the exact capacity and location of the short-term bicycle racks will be determined in consultation with the City, it is suggested that approximately 26 bike racks be placed along the sidewalk-level two-way cycle track on Somerville Avenue Extension. In addition, a Bluebikes hub will be located next to the Site. While the final location will be coordinated with the City and Bluebikes, it is currently suggested that the hub be located on Medford Street adjacent to Building A.

Vehicle Access and Parking Plan

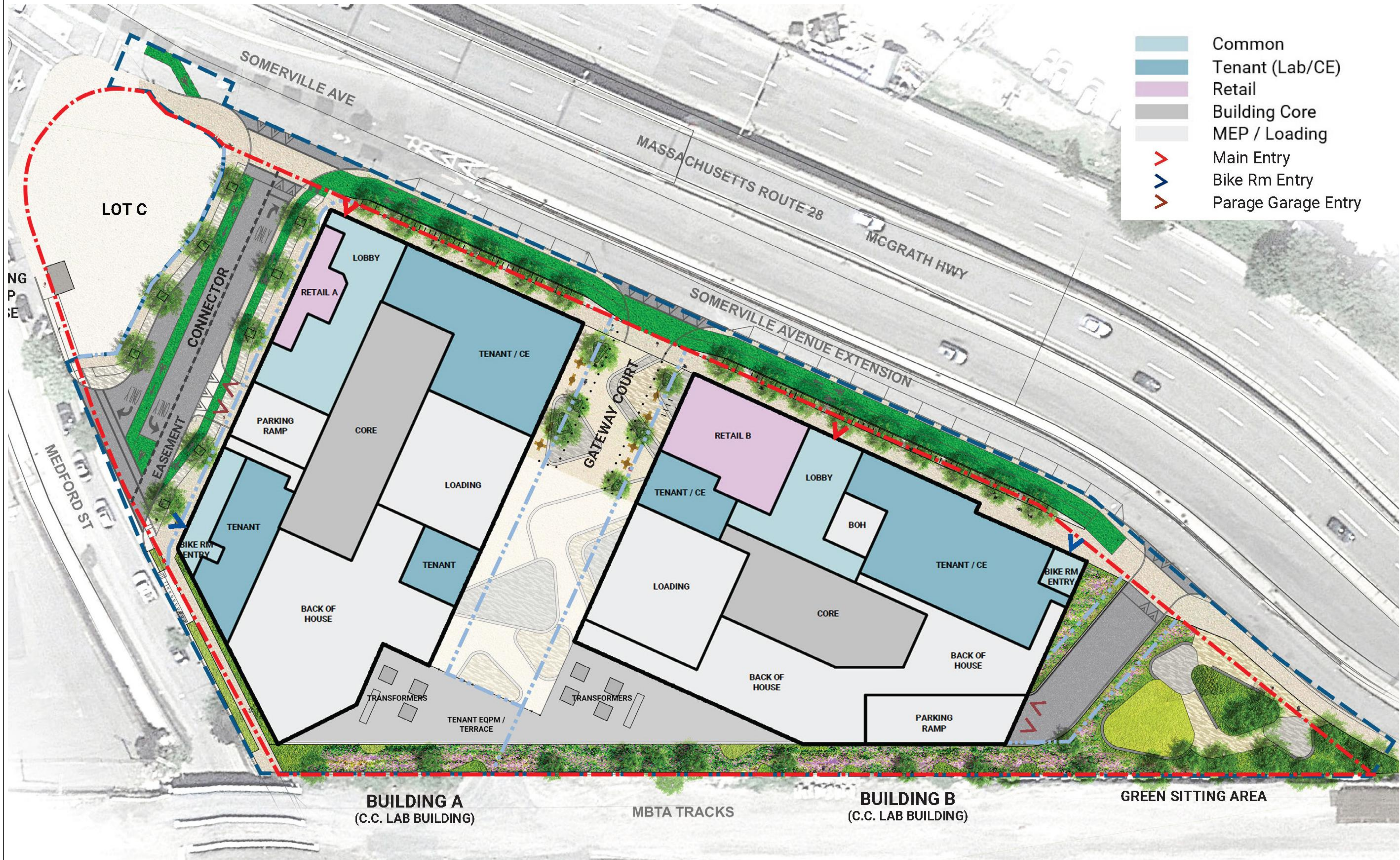
Refer to Figure A-5 for a plan showing the vehicle access to the Project Site, with below-grade parking accessed from the Connector and Somerville Avenue Extension and the loading docks accessed via Gateway Court.

Vehicle Movement Plans

Refer to Figures A-6 through A-15 for vehicle tracking diagrams that demonstrate the ability of vehicles to navigate in and out of the Project Site from the various loading facilities and driveways. Refer to Figures A-16 through A-25 for vehicle tracking diagrams that demonstrate the ability of trucks to navigate the Brickbottom area.

Attachments

- › Ground Floor Illustrative Plan
- › Transportation Elements Plan
- › Pedestrian Access Plan
- › Bicycle Access and Parking Plan
- › Vehicle Access and Parking Plan
- › Vehicle Movement Plans



- PROPERTY LINE
- NEW LOT LINES
- DEVELOPMENT SITE BOUNDARY

- Common
- Tenant (Lab/CE)
- Retail
- Building Core
- MEP / Loading
- Main Entry
- Bike Rm Entry
- Parage Garage Entry

REVISIONS		
#	DATE	DESCRIPTION

GATEWAY INNOVATION CENTER
200 MCGRATH HIGHWAY
SOMERVILLE, MA 02143

vhb
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Stantec

NOTE: SITE PLAN FROM SEPTEMBER 2022
MPSP FILING. FINAL DESIGN OF ALL PROPOSED
IMPROVEMENTS TO BE COORDINATED WITH
THE CITY AND MBTA.

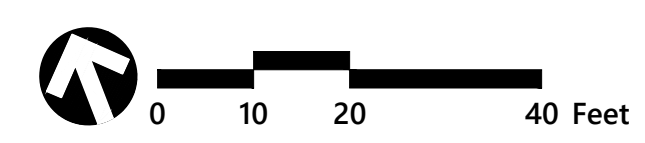
NOT FOR CONSTRUCTION

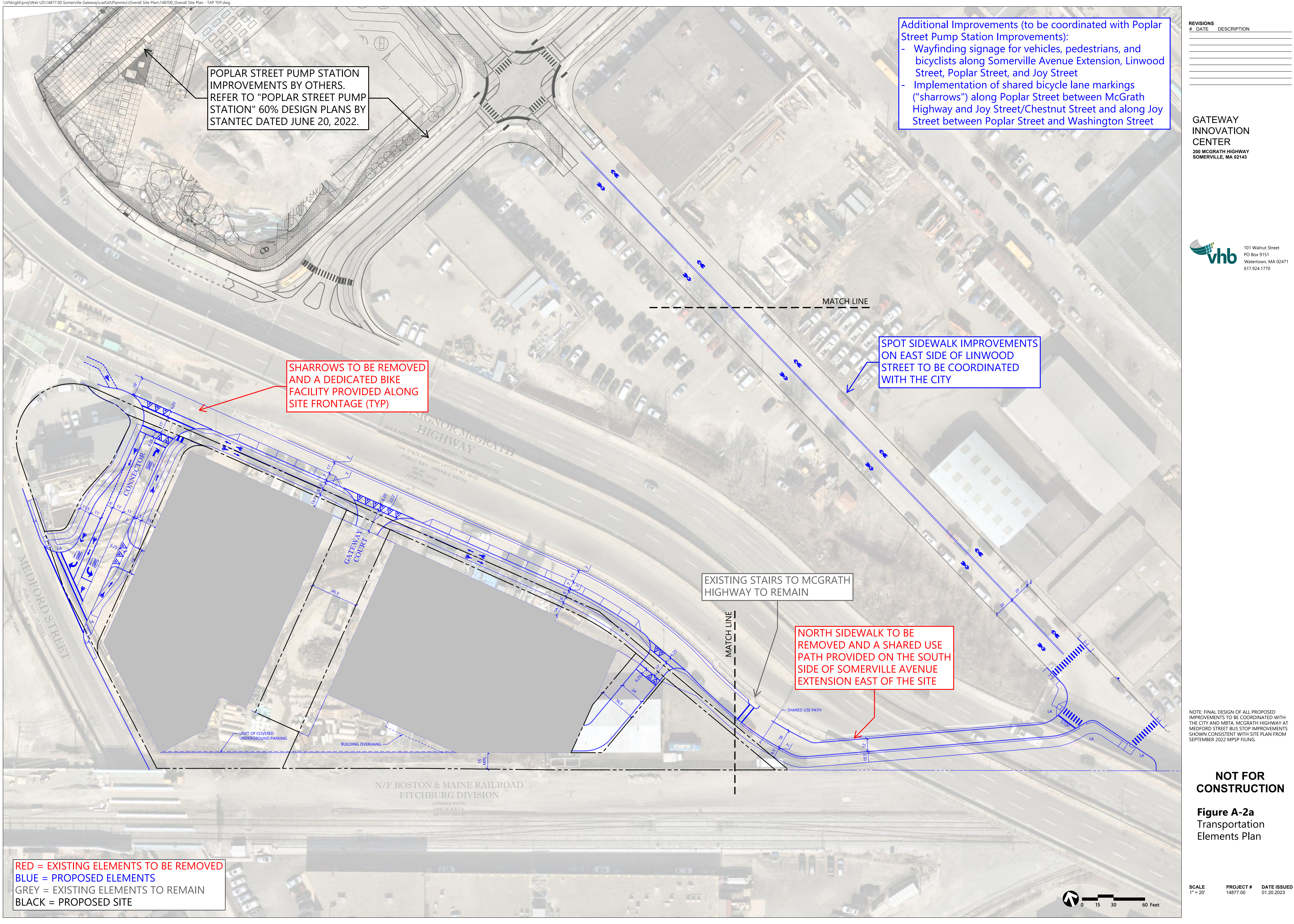
Figure A-1
Ground Floor
Illustrative Plan

SCALE
1" = 20'

PROJECT #
14877.00

DATE ISSUED
01.20.2023





POPLAR STREET PUMP STATION IMPROVEMENTS BY OTHERS. REFER TO "POPLAR STREET PUMP STATION" 60% DESIGN PLANS BY STANTEC DATED JUNE 20, 2022.

Additional Improvements (to be coordinated with Poplar Street Pump Station Improvements):

- Wayfinding signage for vehicles, pedestrians, and bicyclists along Somerville Avenue Extension, Linwood Street, Poplar Street, and Joy Street
- Implementation of shared bicycle lane markings ("sharrows") along Poplar Street between McGrath Highway and Joy Street/Chestnut Street and along Joy Street between Poplar Street and Washington Street

SHARROWS TO BE REMOVED AND A DEDICATED BIKE FACILITY PROVIDED ALONG SITE FRONTAGE (TYP)

SPOT SIDEWALK IMPROVEMENTS ON EAST SIDE OF LINWOOD STREET TO BE COORDINATED WITH THE CITY


EXISTING STAIRS TO MCGRATH HIGHWAY TO REMAIN

NORTH SIDEWALK TO BE REMOVED AND A SHARED USE PATH PROVIDED ON THE SOUTH SIDE OF SOMERVILLE AVENUE EXTENSION EAST OF THE SITE

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

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SOMERVILLE, MA 02143

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Watertown, MA 02471
617.924.1770

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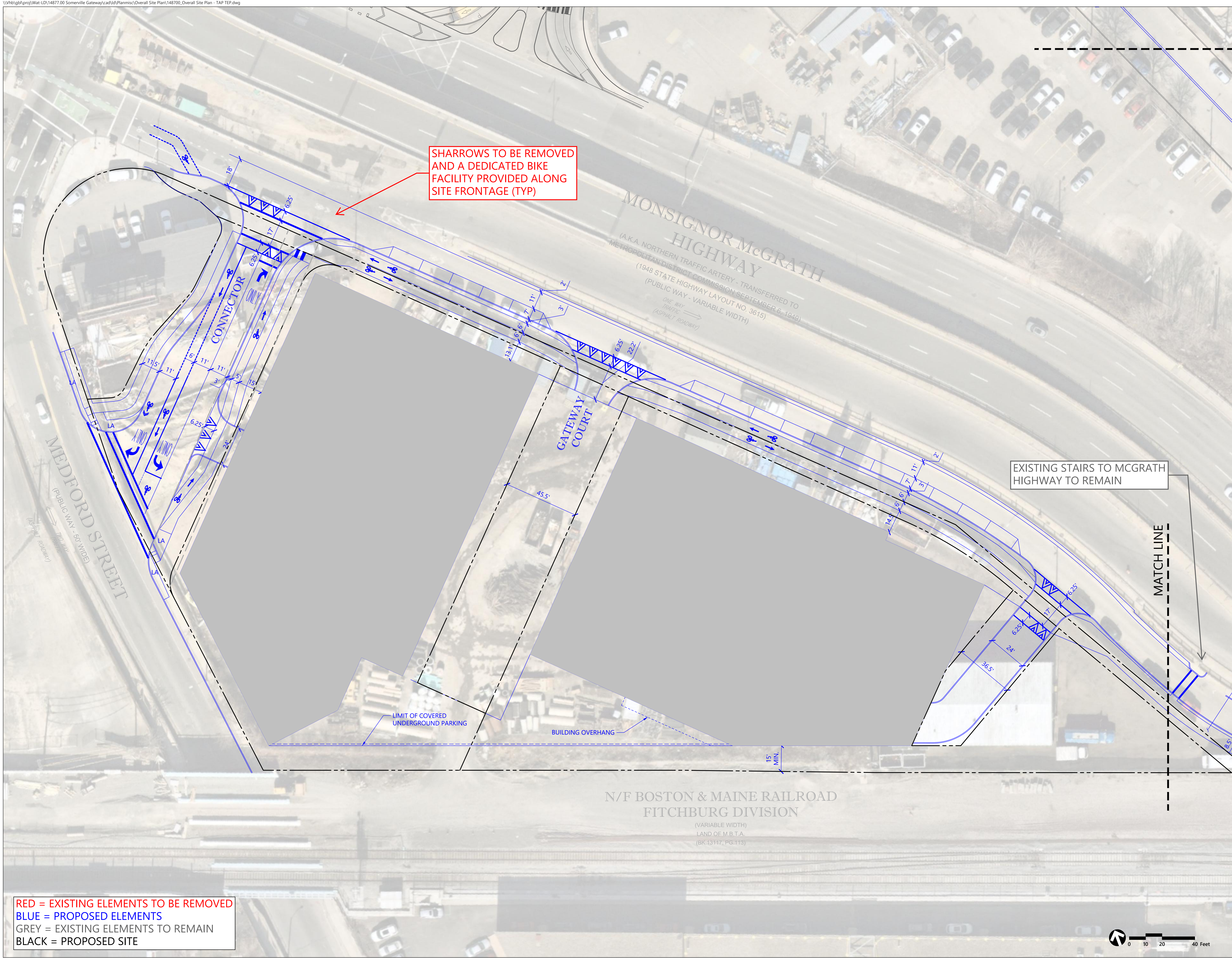
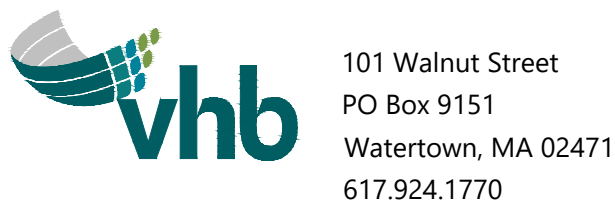
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Figure A-2a
Transportation
Elements Plan

SCALE 1" = 20'
PROJECT # 14877.00
DATE ISSUED 01.20.2023

REVISIONS		
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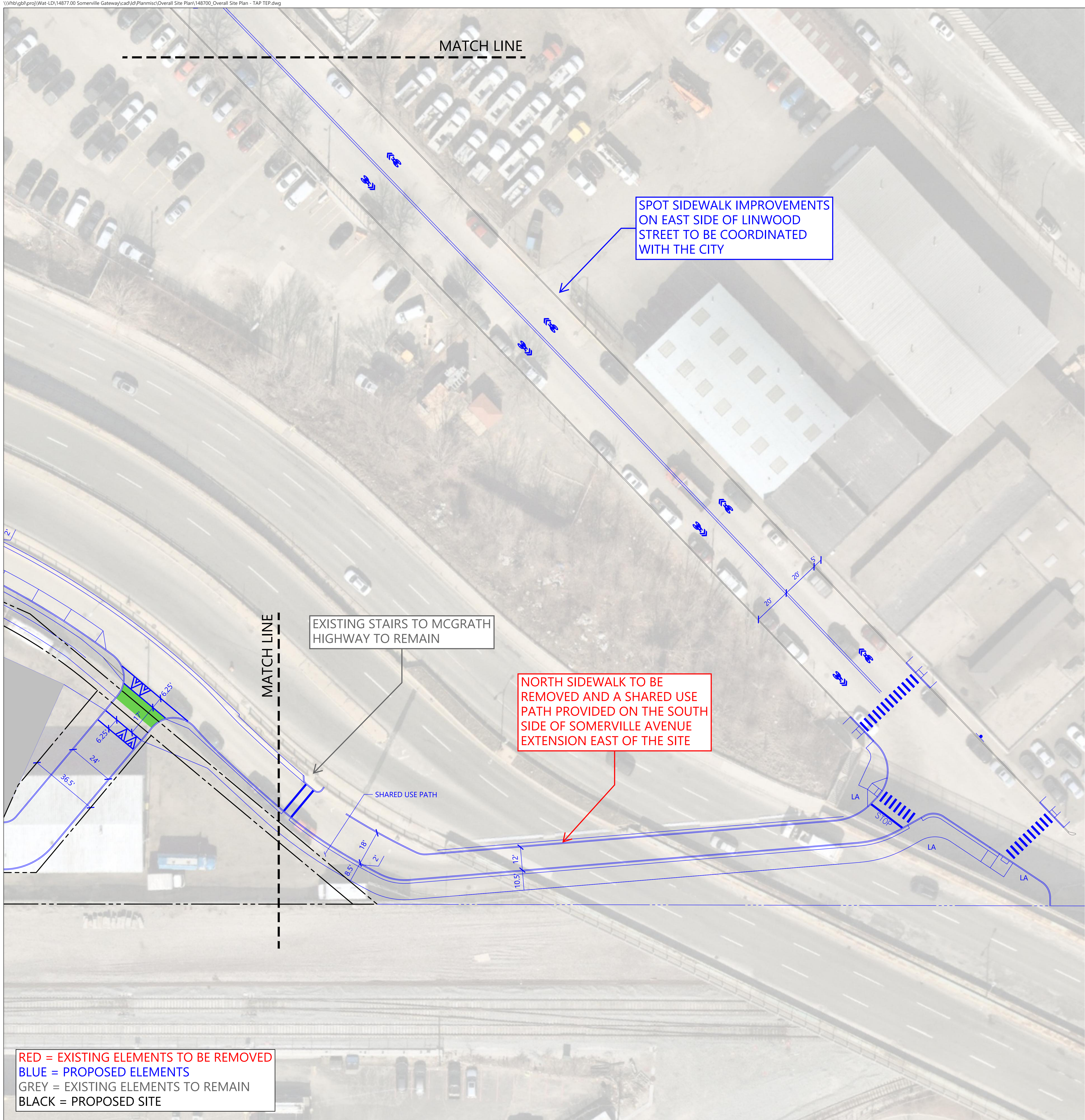
GATEWAY
INNOVATION
CENTER
200 MCGRATH HIGHWAY
SOMERVILLE, MA 02143



NOTE: FINAL DESIGN OF ALL PROPOSED
IMPROVEMENTS TO BE COORDINATED WITH
THE CITY AND MBTA. MCGRATH HIGHWAY AT
MEDFORD STREET BUS STOP IMPROVEMENTS
SHOWN CONSISTENT WITH SITE PLAN FROM
SEPTEMBER 2022 MPSP FILING.

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Figure A-2b
Transportation
Elements Plan



REVISIONS		
#	DATE	DESCRIPTION

GATEWAY
INNOVATION
CENTER
200 MCGRATH HIGHWAY
SOMERVILLE, MA 02143

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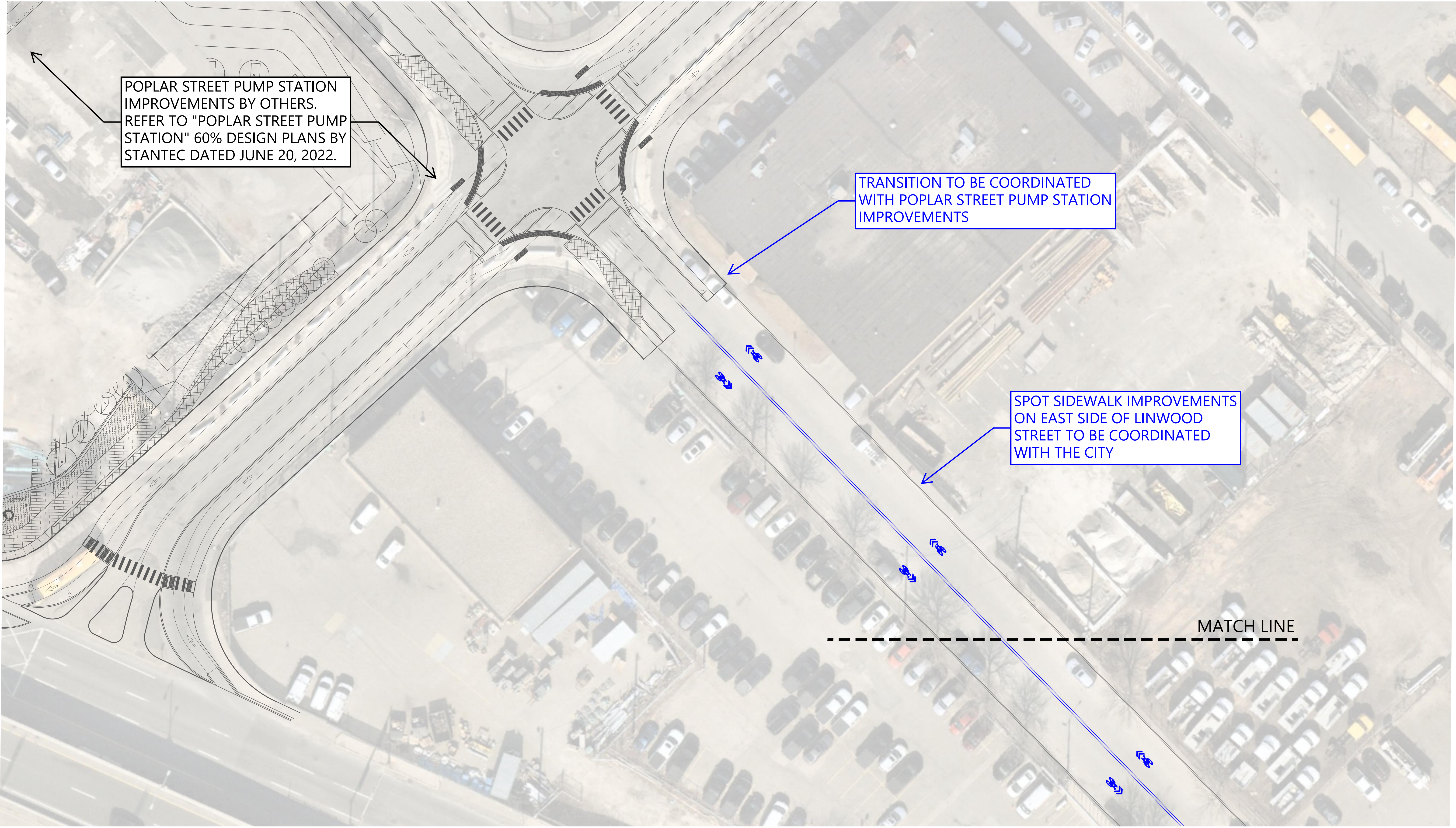
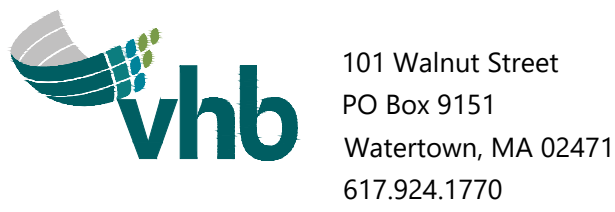
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CONSTRUCTION**

Figure A-2c
Transportation
Elements Plan

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GATEWAY
INNOVATION
CENTER
200 MCGRATH HIGHWAY
SOMERVILLE, MA 02143

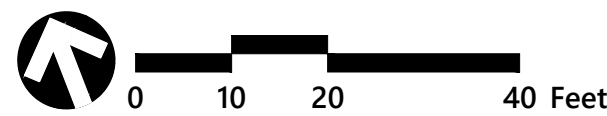


RED = EXISTING ELEMENTS TO BE REMOVED
BLUE = PROPOSED ELEMENTS
GREY = EXISTING ELEMENTS TO REMAIN
BLACK = PROPOSED SITE

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CONSTRUCTION

Figure A-2d
Transportation
Elements Plan

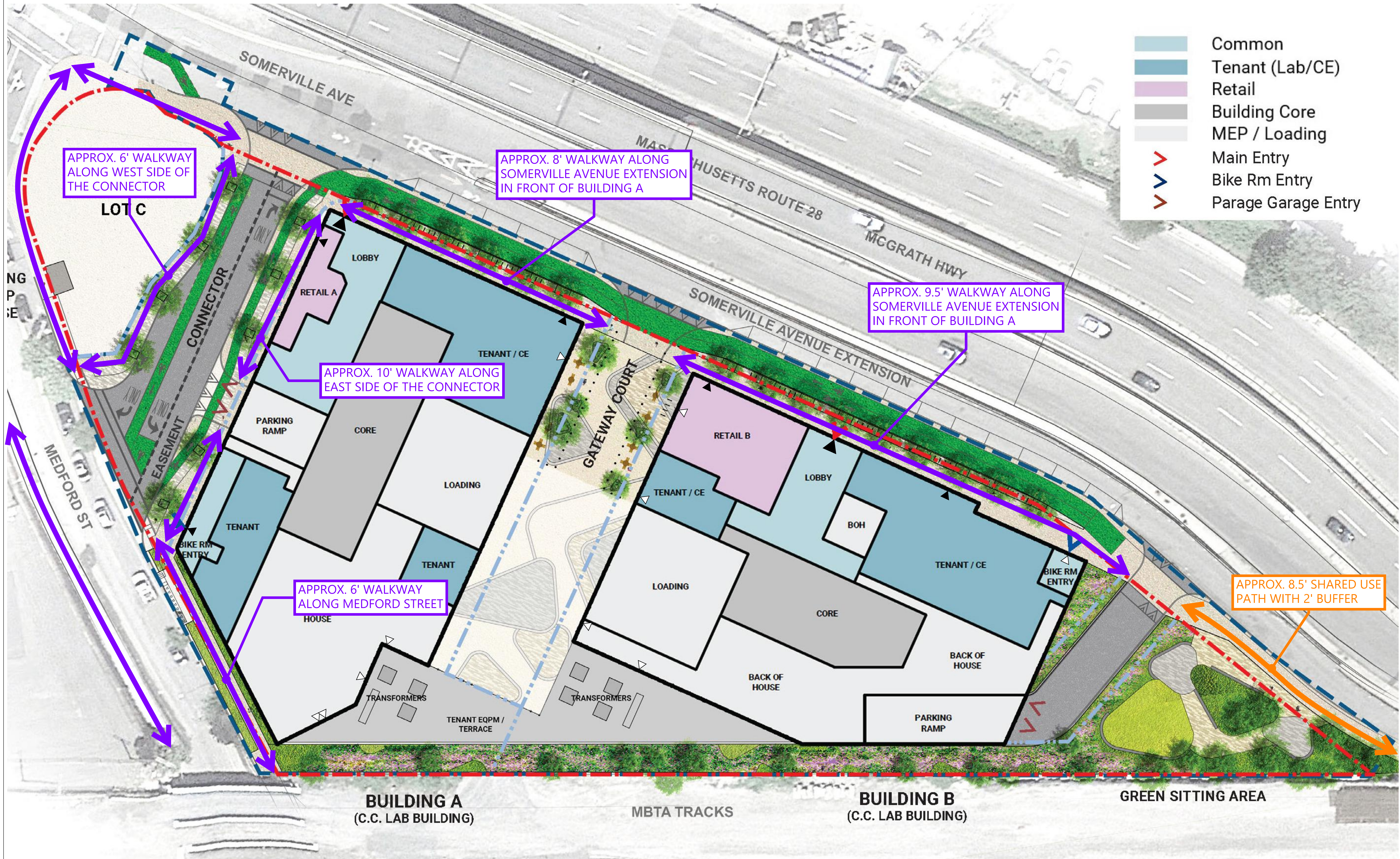


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SOMERVILLE, MA 02143

 101 Walnut Street
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617.924.1770

 Stantec



- PROPERTY LINE
- NEW LOT LINES
- DEVELOPMENT SITE BOUNDARY

- ▶ PRINCIPAL ENTRANCE (LOBBY)
- ▶ PRINCIPAL ENTRANCE (OTHER)
- ▷ SECONDARY ENTRANCE

- ↔ PEDESTRIAN PATH
- ↔ SHARED USE PATH

NOTE: ALL BUILDING ENTRANCES SHOWN IN GENERAL LOCATIONS.

SCALE
1" = 20'
0 10 20 40 Feet

NOT FOR
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Figure A-3
Pedestrian Access
Plan

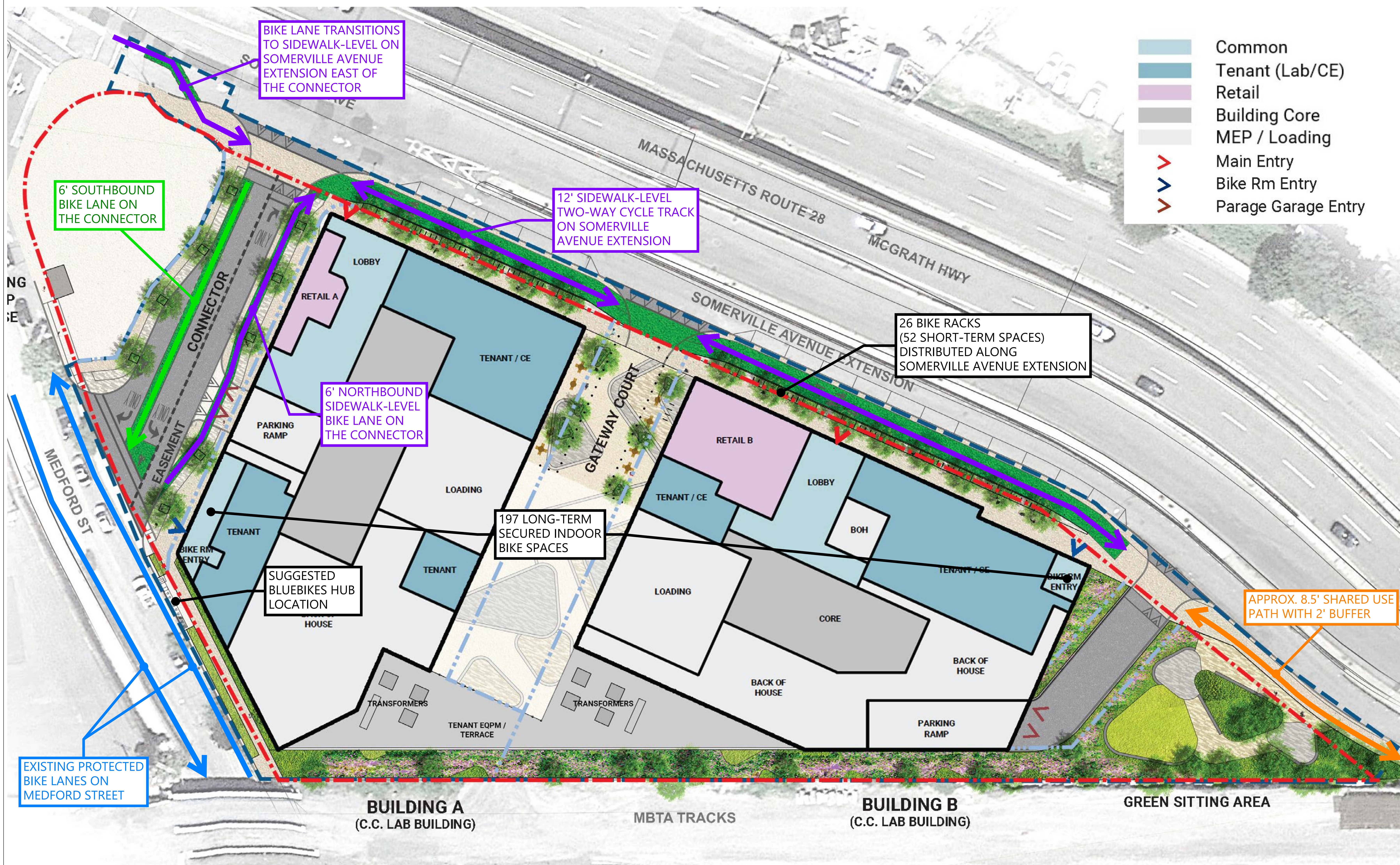
NOTE: SITE PLAN FROM SEPTEMBER 2022
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101 Walnut Street
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Watertown, MA 02471
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- PROPERTY LINE
- NEW LOT LINES
- DEVELOPMENT SITE BOUNDARY
- ↔ SIDEWALK-LEVEL CYCLE TRACK
- ↔ SHARED-USE PATH
- ↔ PROTECTED BIKE LANE
- ↔ BIKE LANE

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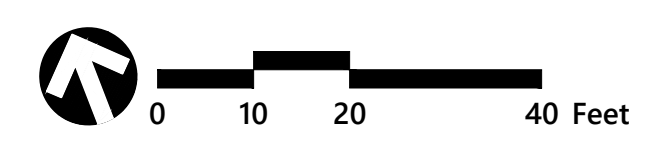
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CONSTRUCTION

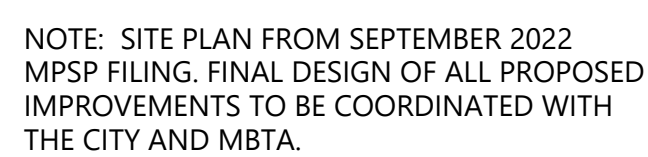
Figure A-4
Bicycle Access
and Parking Plan

SCALE
1" = 20'

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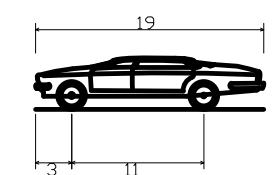
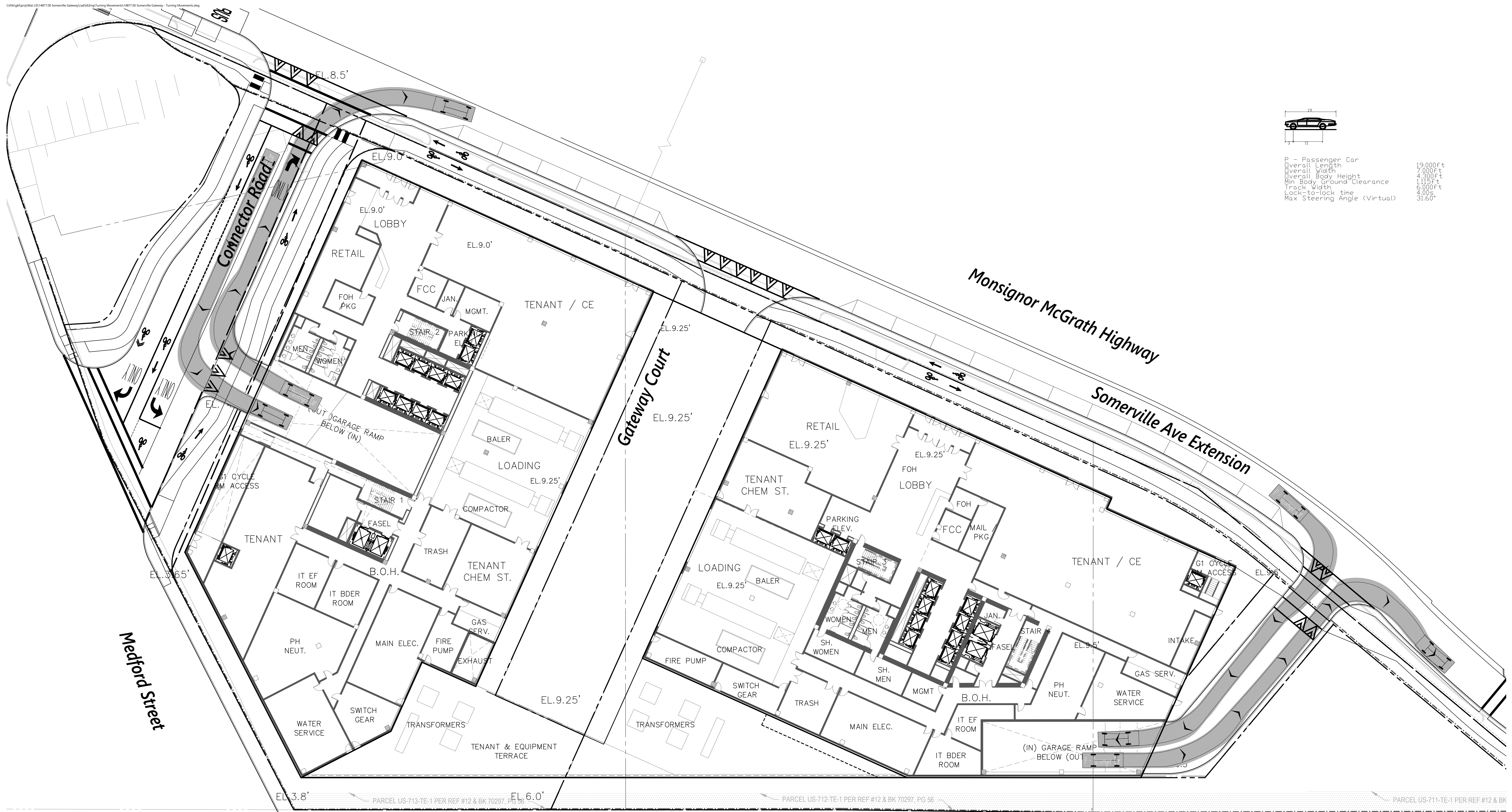
DATE ISSUED
01.20.2023





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Figure A-5
Vehicle Access
and Parking Plan



P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 31.60°

Boston & Maine Railroad
 Fitchburg Division

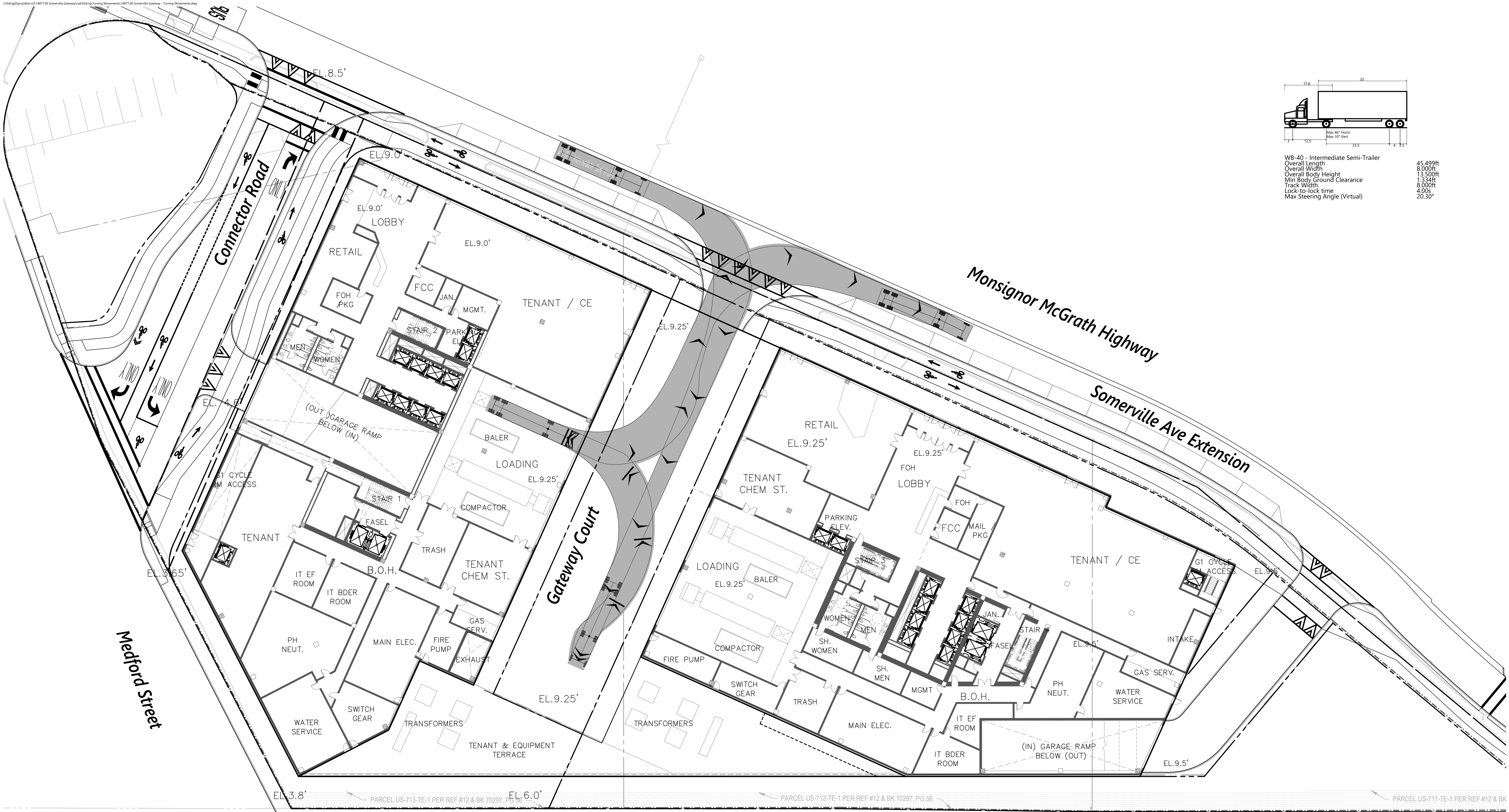
Passenger Car - Somerville Avenue Extension Figure A-7 Gateway Innovation Center

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0 10 20 40 Feet





Boston & Maine Railroad
Fitchburg Division

Building A, Loading - WB-40

Figure A-8

Gateway Innovation Center

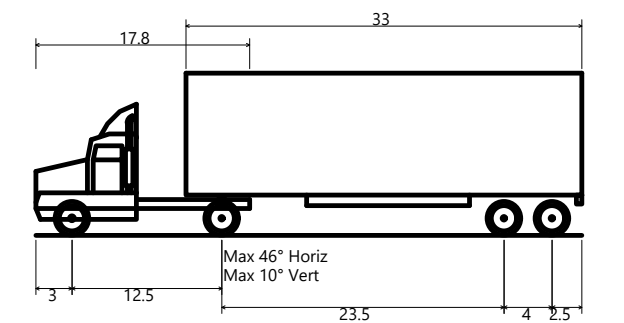
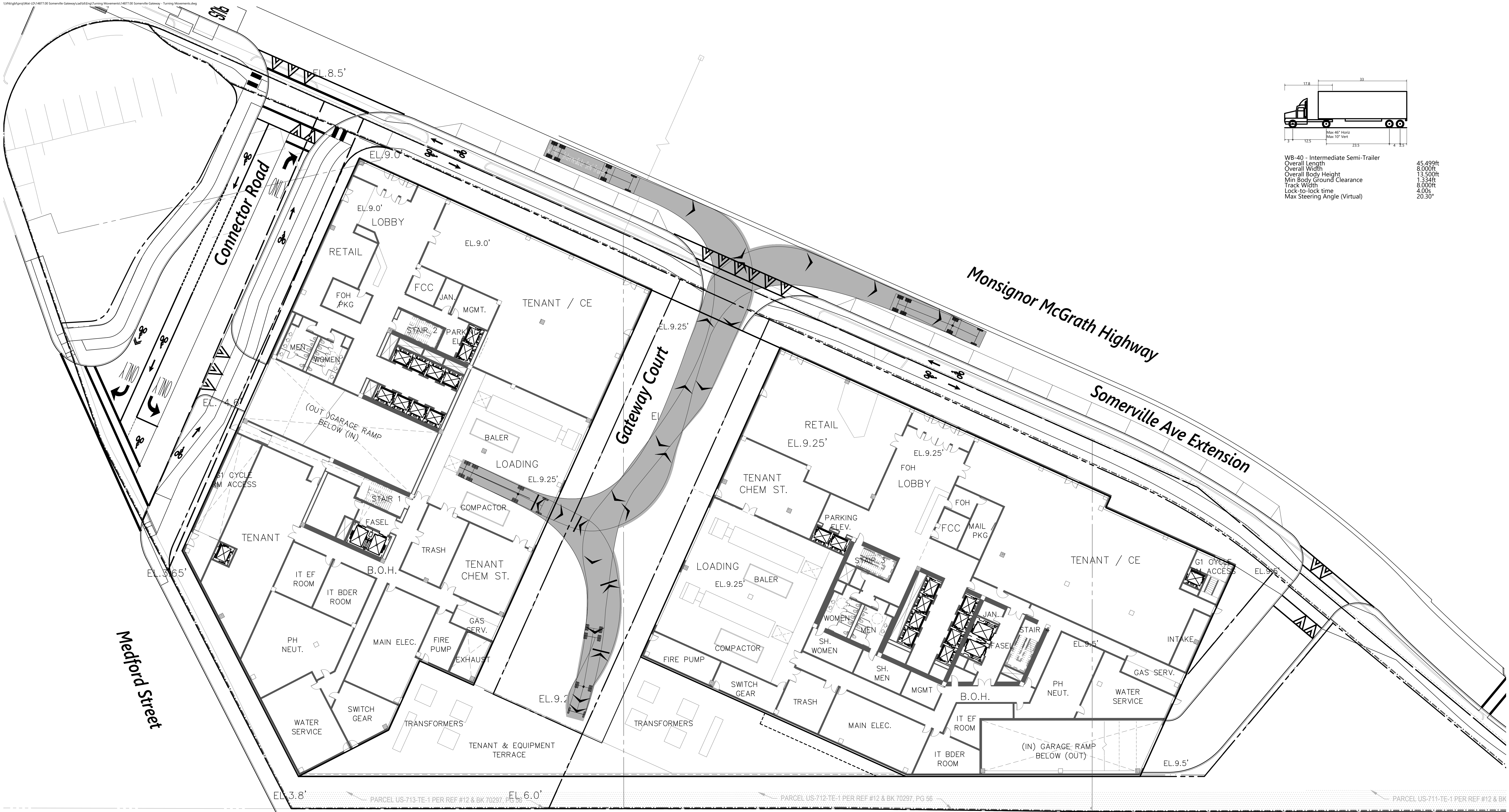
Date: January, 2023

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0 10 20 40 Feet





WB-40 - Intermediate Semi-Trailer
Overall Length 45.499ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 20.30°

Boston & Maine Railroad
Fitchburg Division

Building A, Loading - WB-40

Figure A-9

Gateway Innovation Center

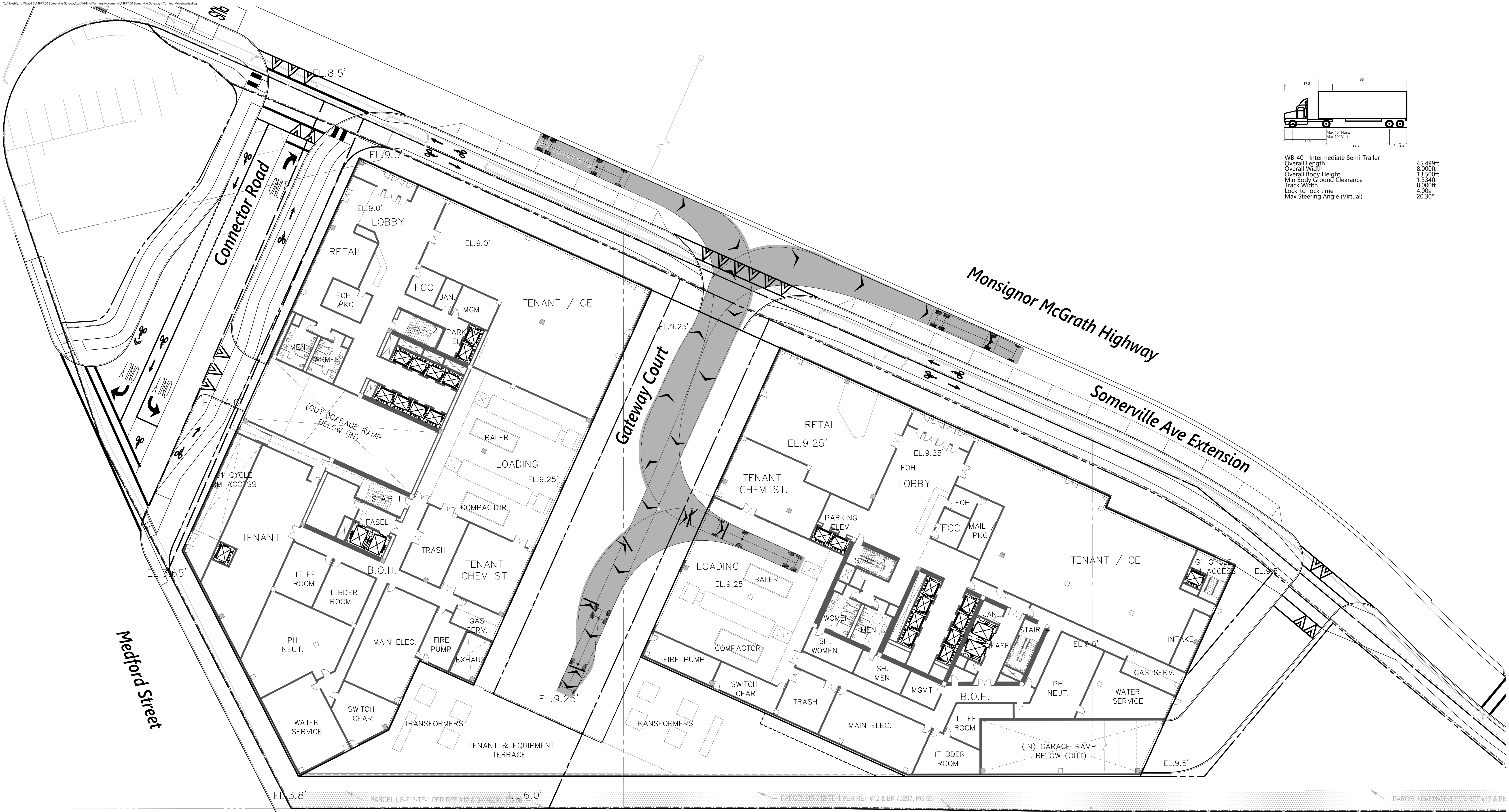
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0 10 20 40 Feet





Boston & Maine Railroad
Fitchburg Division

Building B, Loading - WB-40

Figure A-10

Gateway Innovation Center

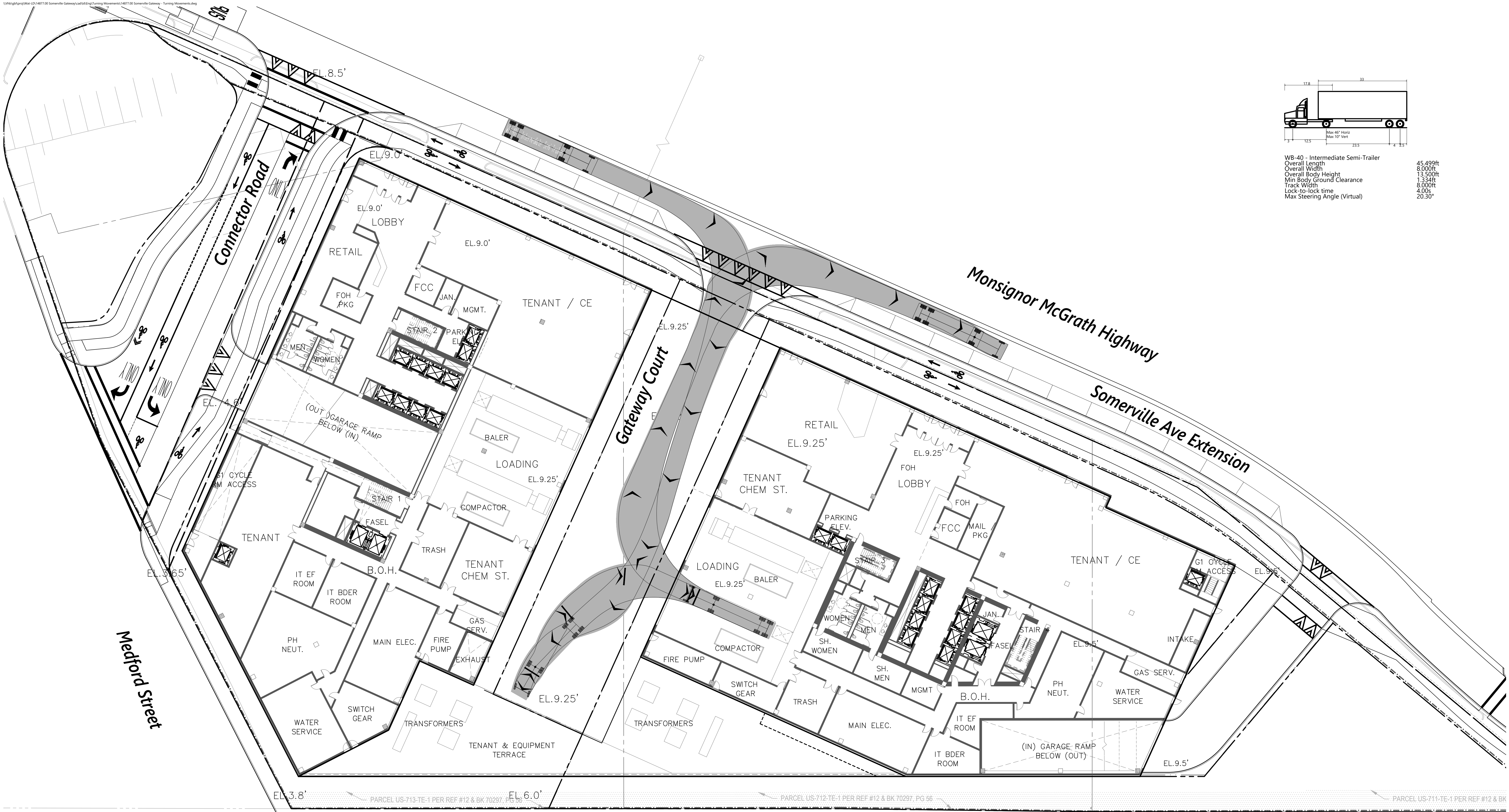
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0 10 20 40 Feet





Boston & Maine Railroad
Fitchburg Division

Building B, Loading - WB-40

Figure A-11

Gateway Innovation Center

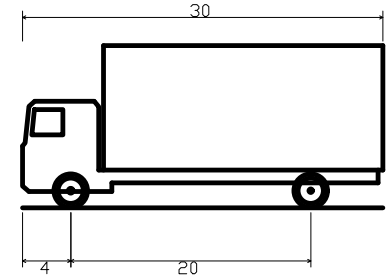
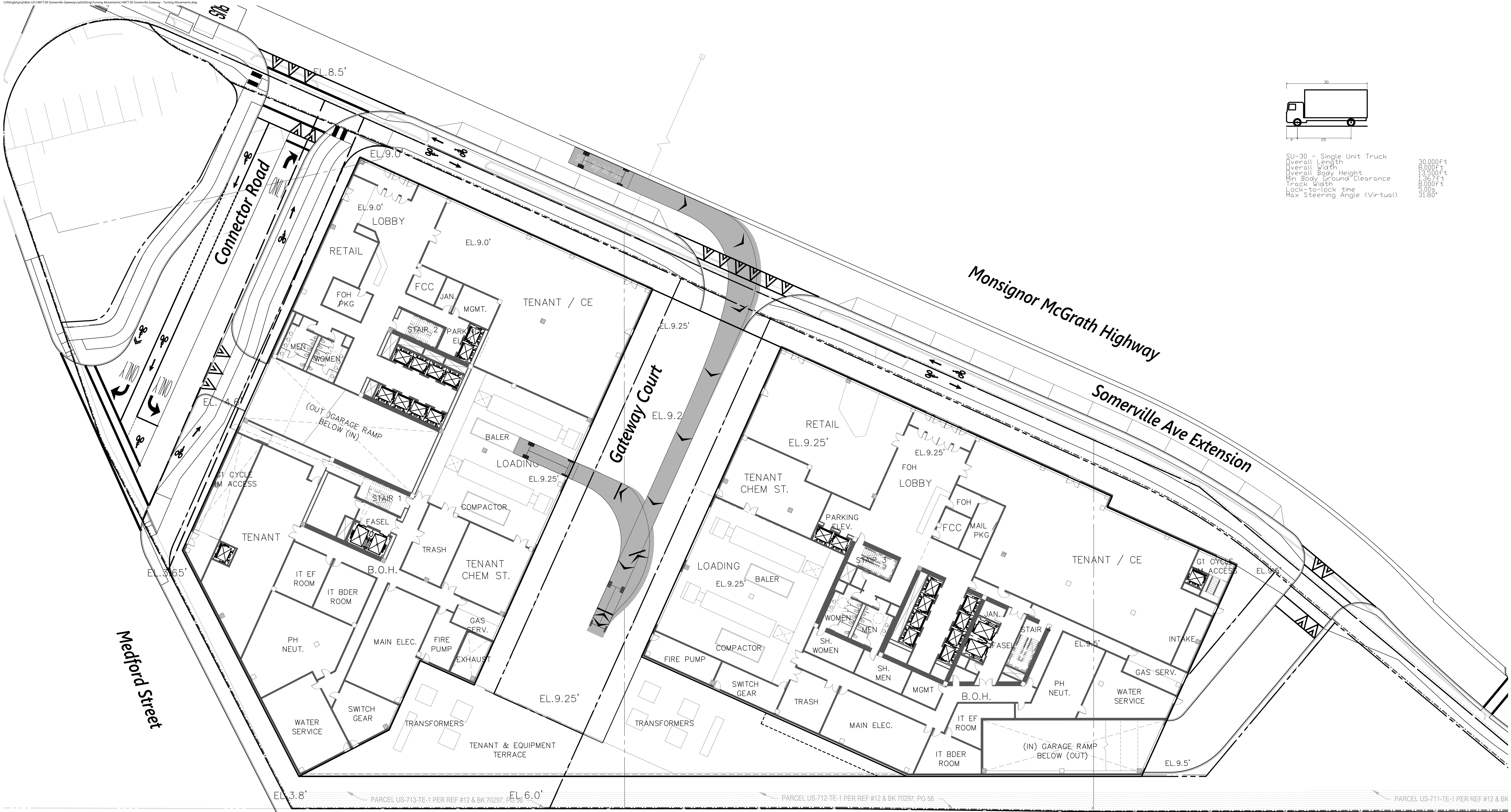
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MCGRATH HIGHWAY AT MEDFORD STREET BUS STOP
IMPROVEMENTS MAY DIFFER FROM SITE PLAN FROM
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0 10 20 40 Feet





SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 8.000ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

30.000ft
8.000ft
13.500ft
8.000ft
8.000ft
5.00s
31.80°

Boston & Maine Railroad
Fitchburg Division

Building A, Loading - SU-30

Figure A-12

Gateway Innovation Center

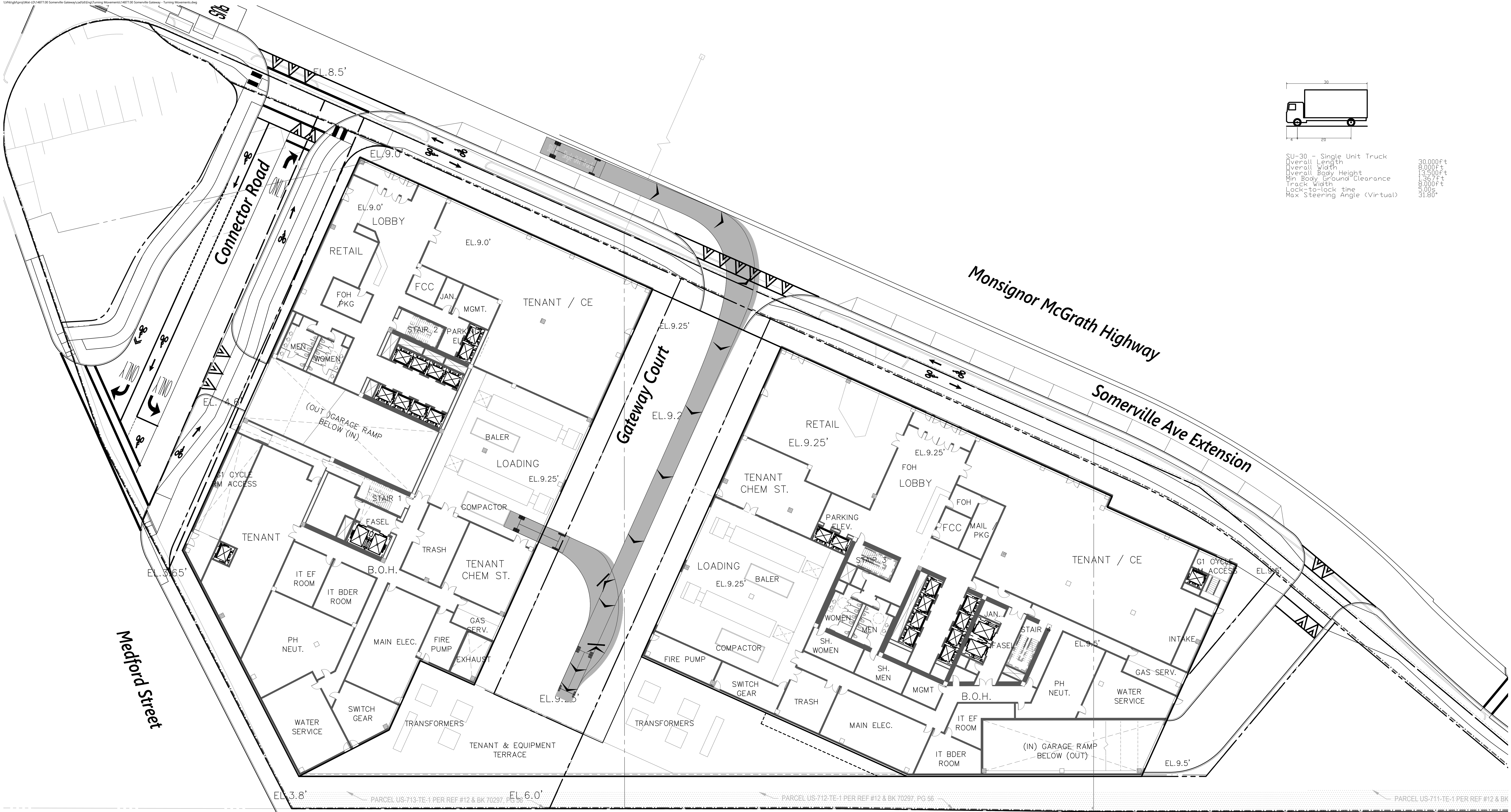
Date: January, 2023

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0 10 20 40 Feet





Boston & Maine Railroad
Fitchburg Division

Building A, Loading - SU-30

Figure A-13

Gateway Innovation Center

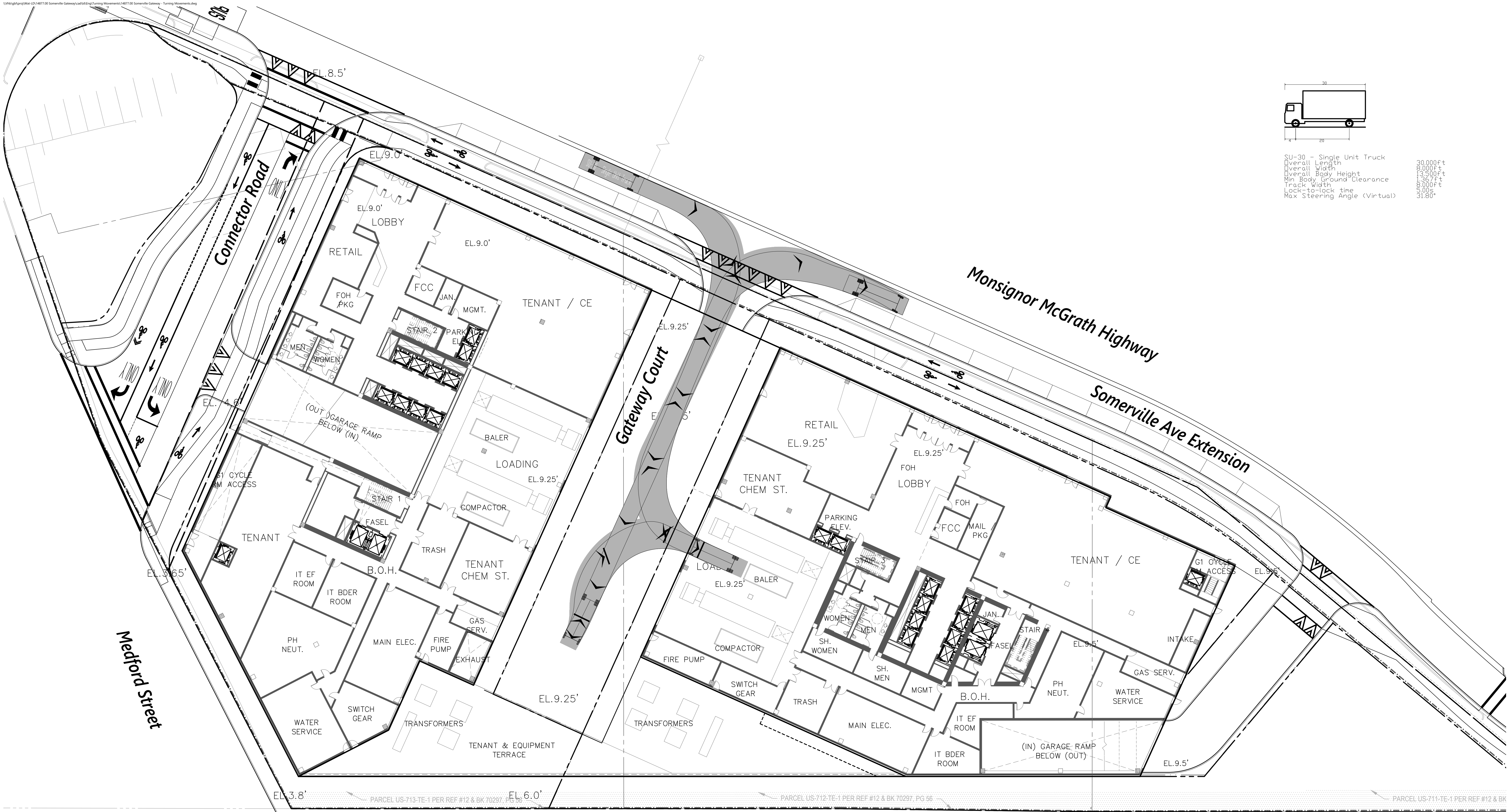
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MCGRATH HIGHWAY AT MEDFORD STREET BUS STOP
IMPROVEMENTS MAY DIFFER FROM SITE PLAN FROM
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0 10 20 40 Feet





Boston & Maine Railroad
Fitchburg Division

Building B, Loading - SU-30

Figure A-14

Gateway Innovation Center

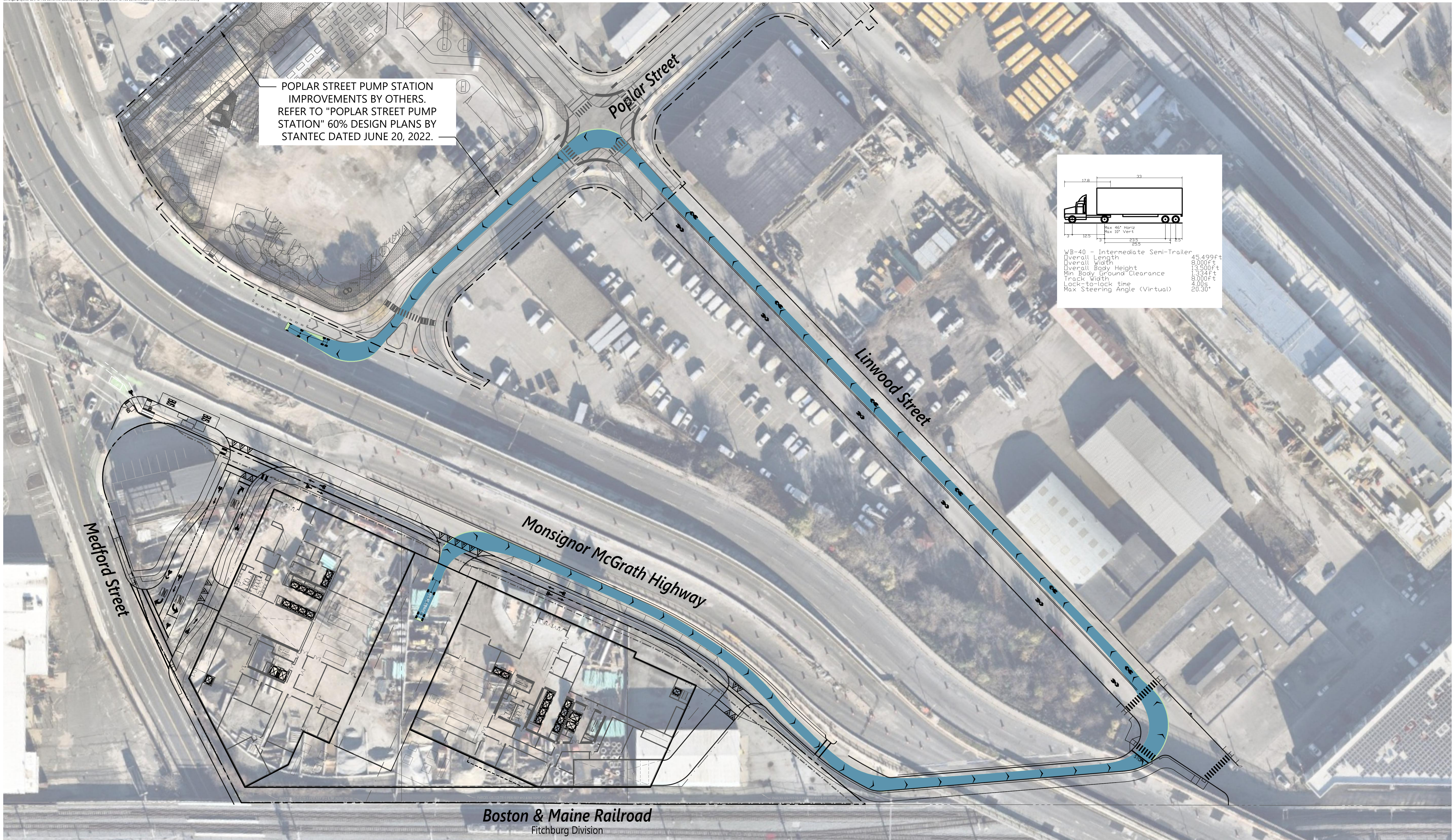
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0 10 20 40 Feet



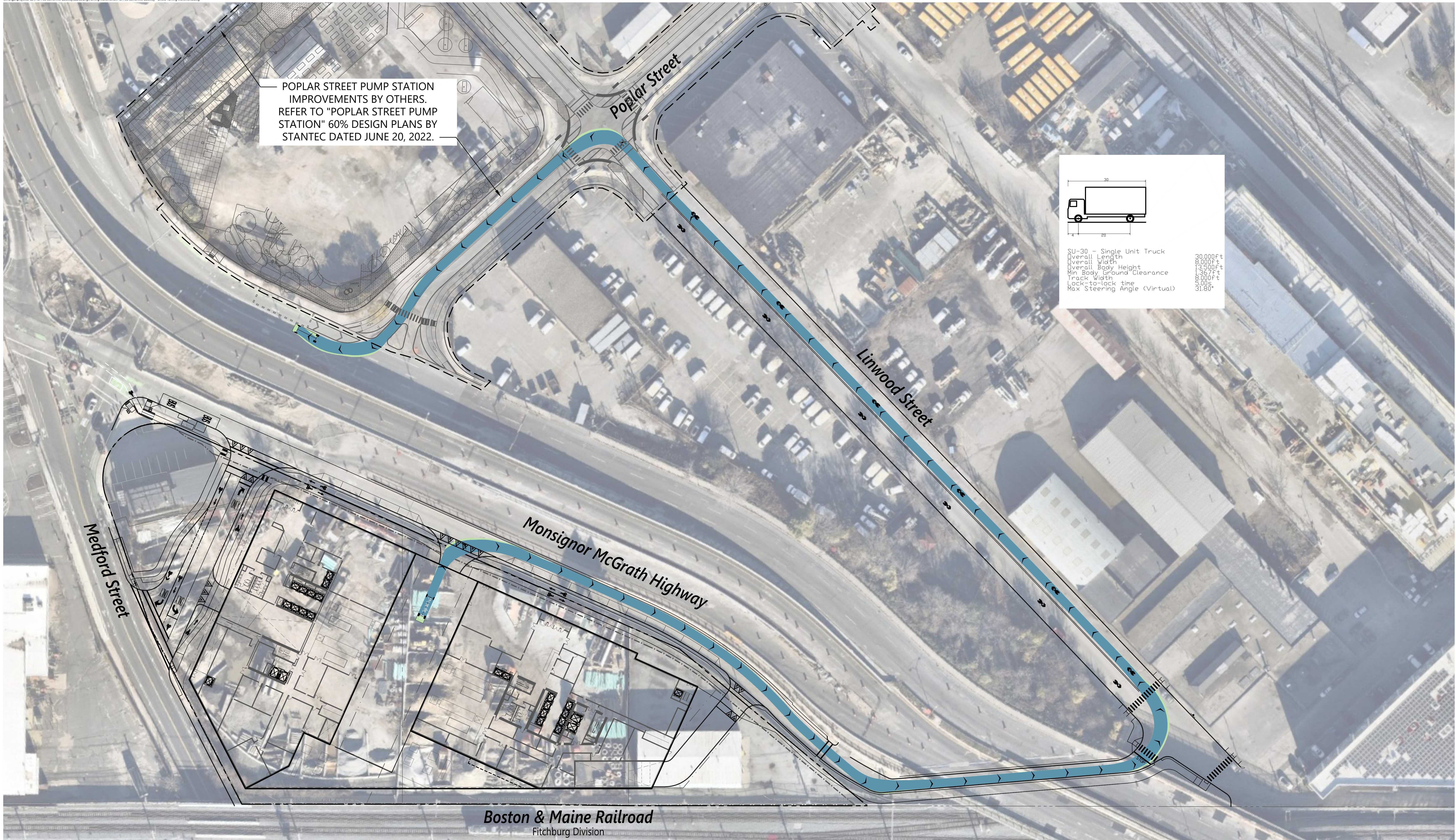


Overall Site Truck Turn - WB-40
Figure A-16
Gateway Innovation Center

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0 20 40 80 Feet



Overall Site Truck Turn - SU-30

Figure A-17

Gateway Innovation Center

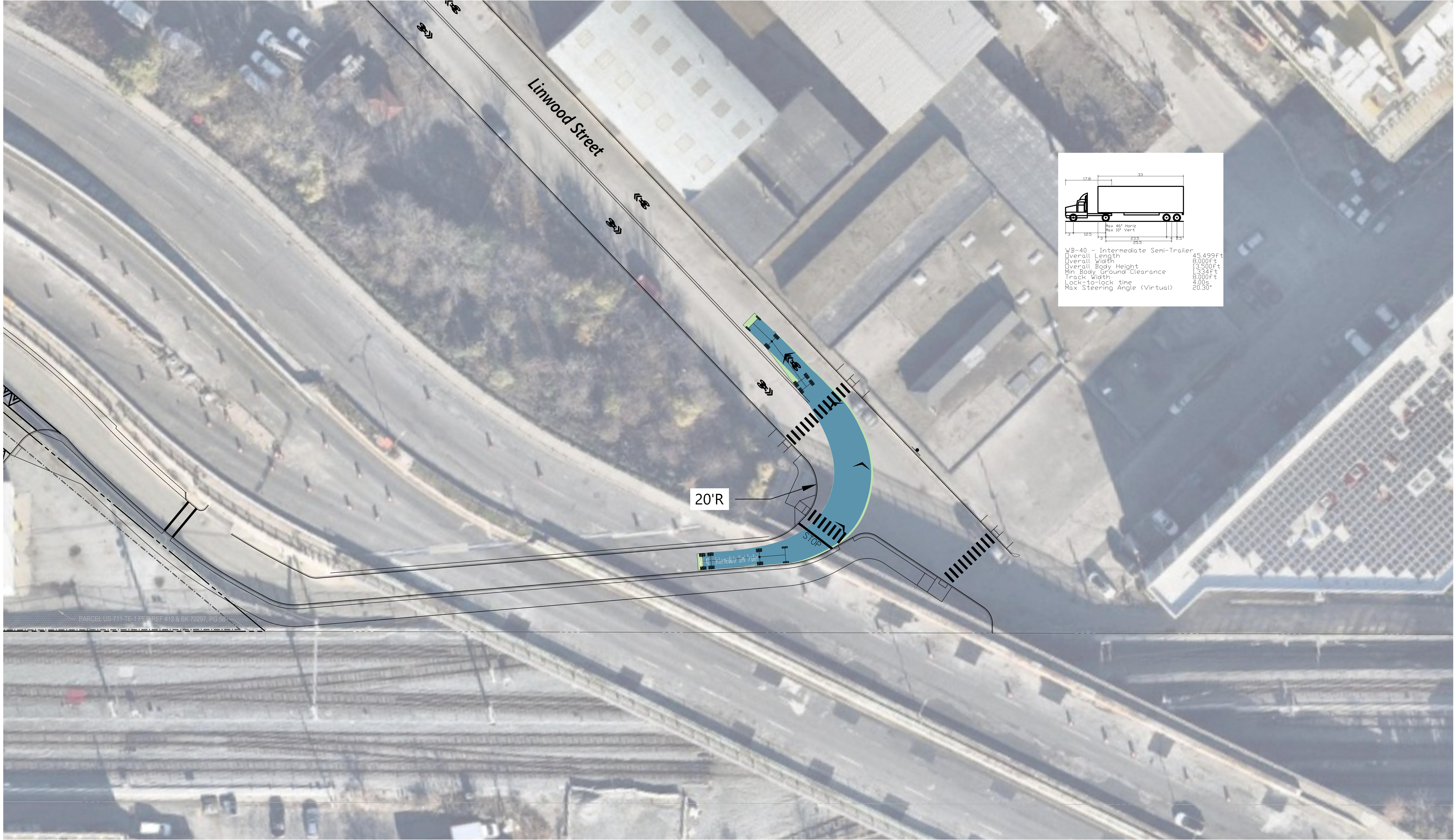
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0 20 40 80 Feet





Somerville Ave Ext. at Linwood - WB-40

Figure A-18

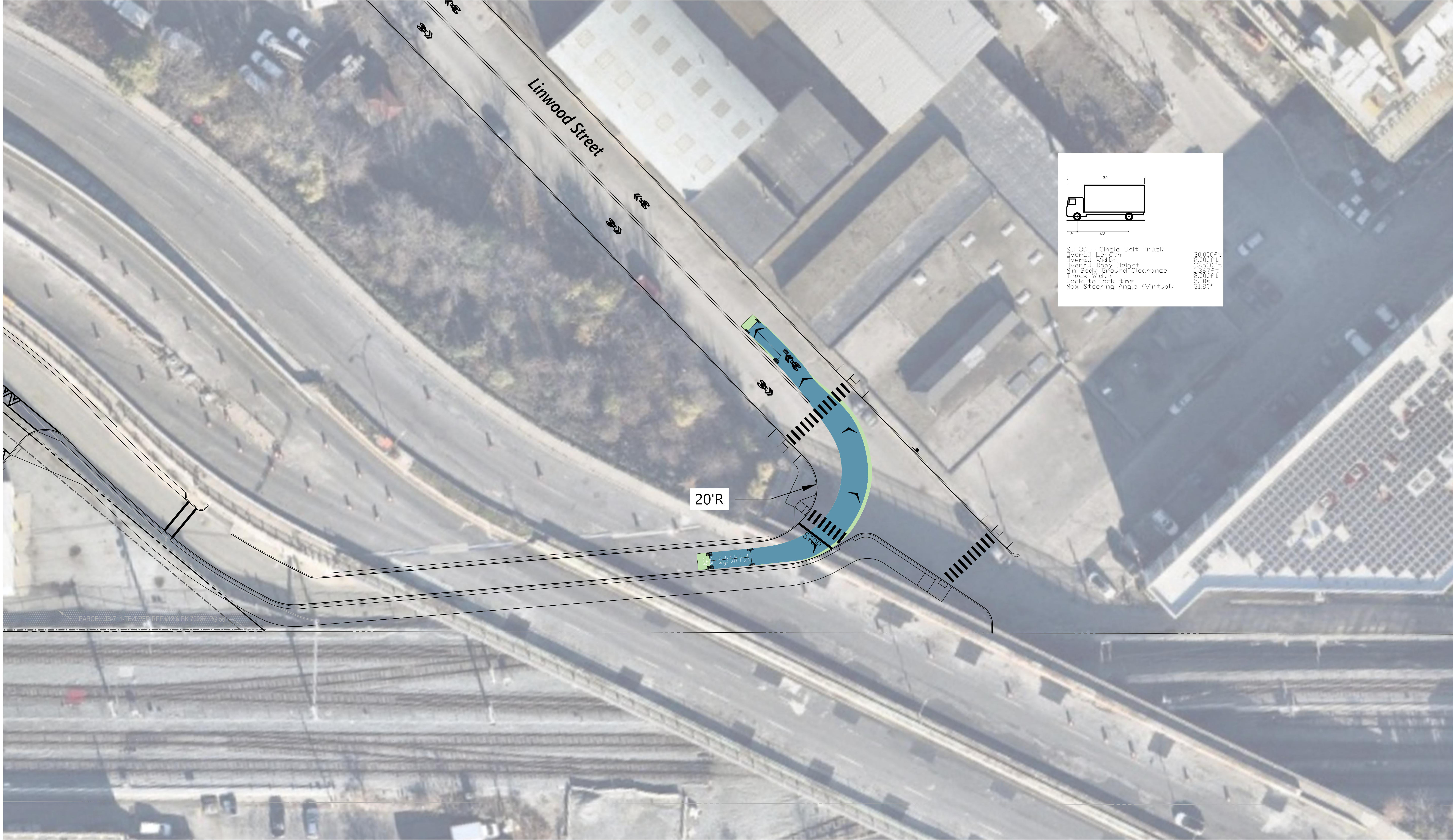
Gateway Innovation Center

NOTE: FINAL DESIGN OF ALL PROPOSED IMPROVEMENTS
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0 10 20 40 Feet





Somerville Ave Ext. at Linwood - SU-30

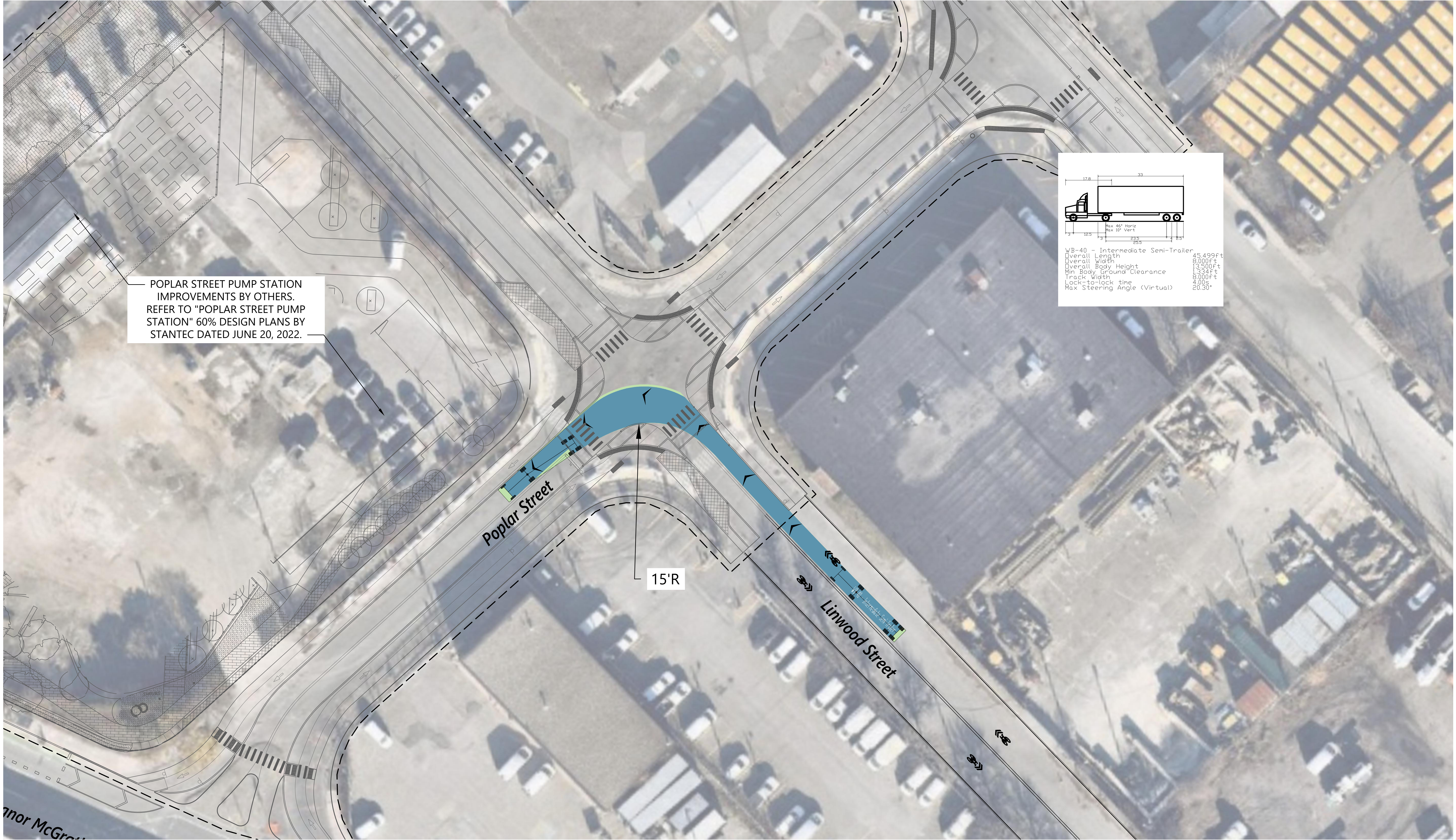
Figure A-19
Gateway Innovation Center

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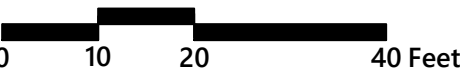
0 10 20 40 Feet

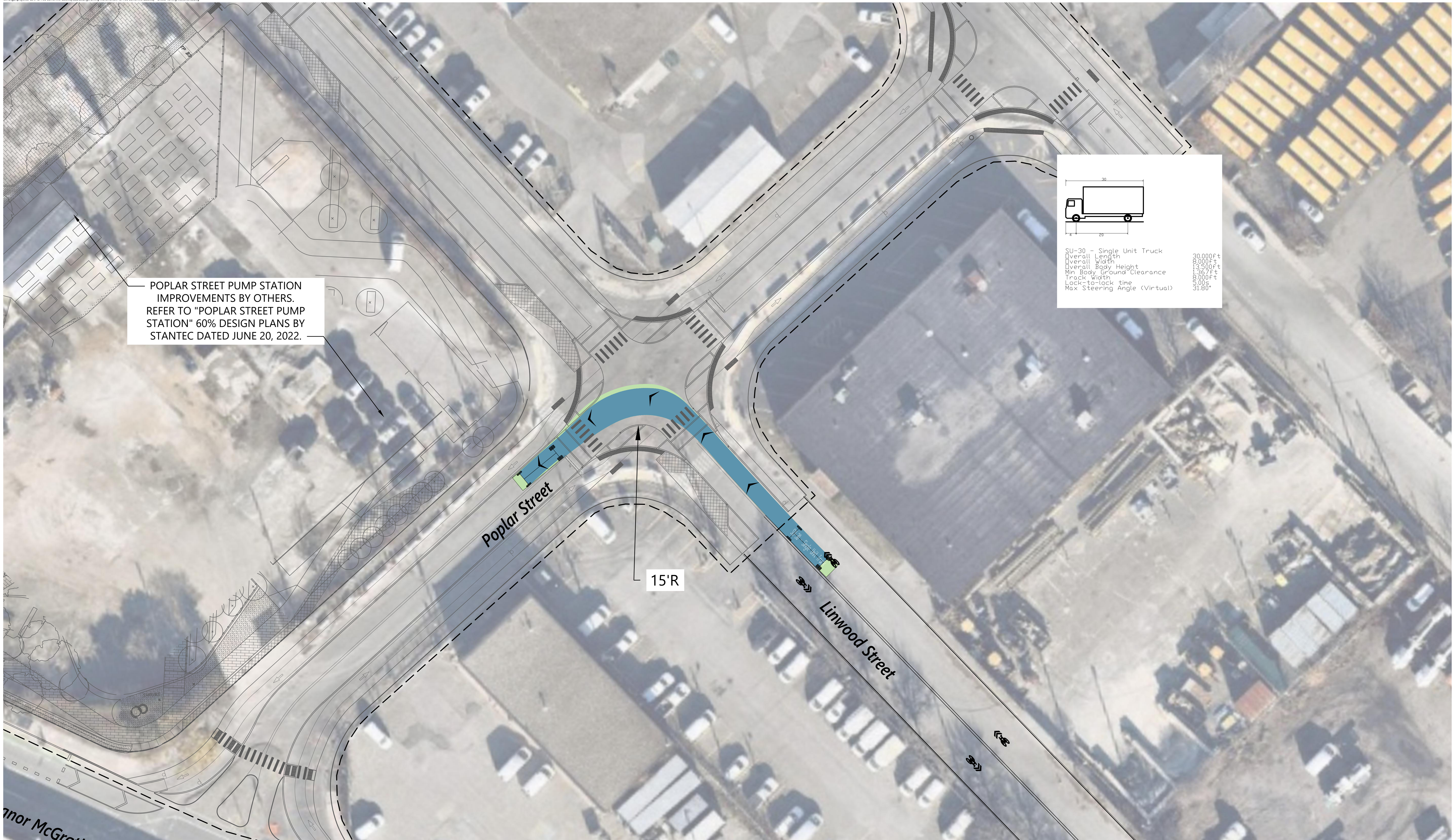




Linwood at Poplar - WB-40
Figure A-20
Gateway Innovation Center

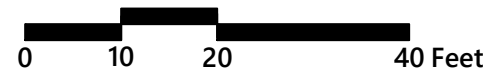
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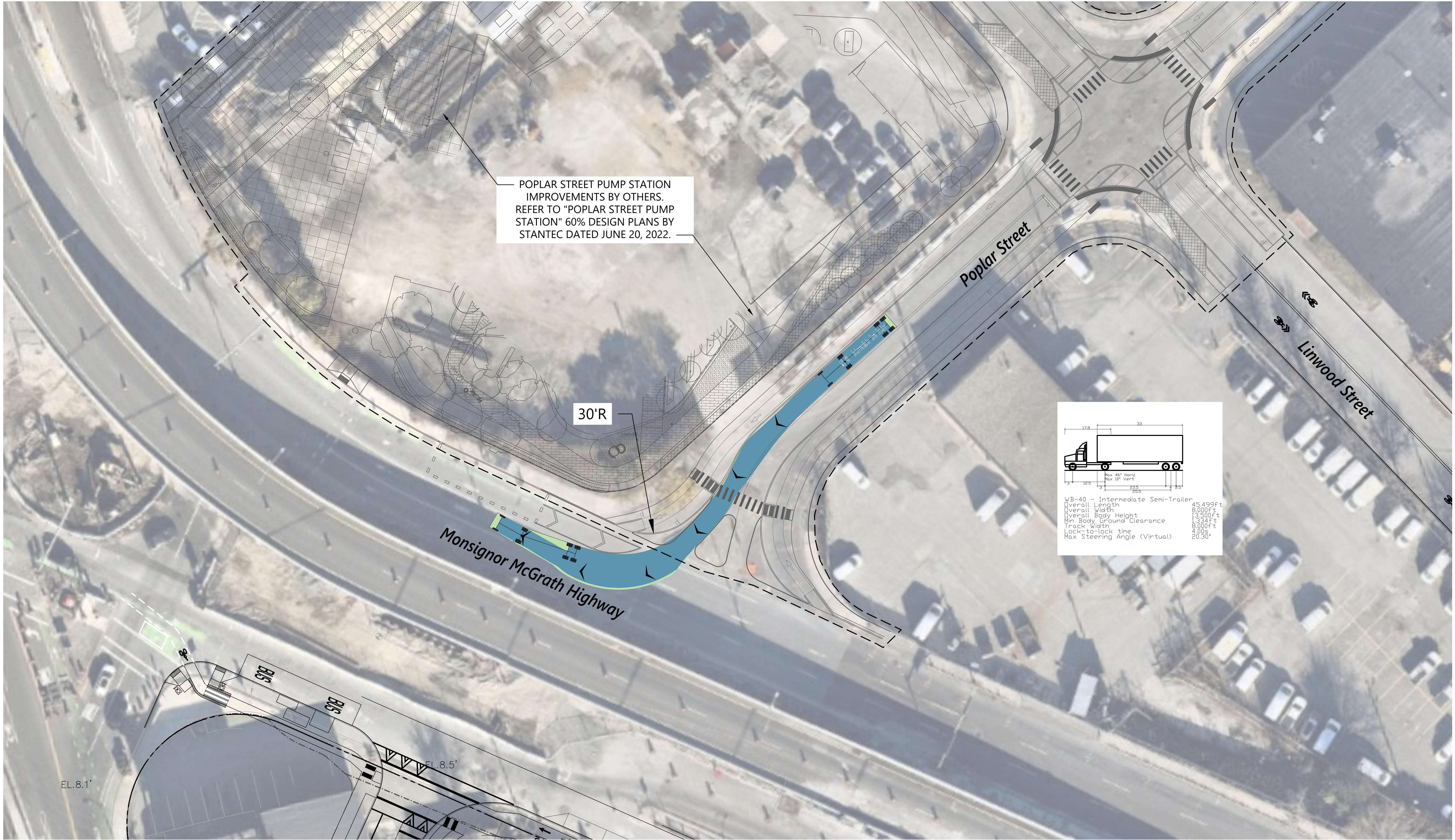




Linwood at Poplar - SU-30
Figure A-21
Gateway Innovation Center

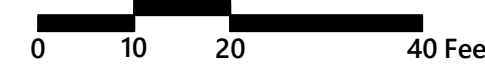
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Poplar at McGrath - WB-40
Figure A-22
Gateway Innovation Center

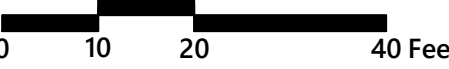
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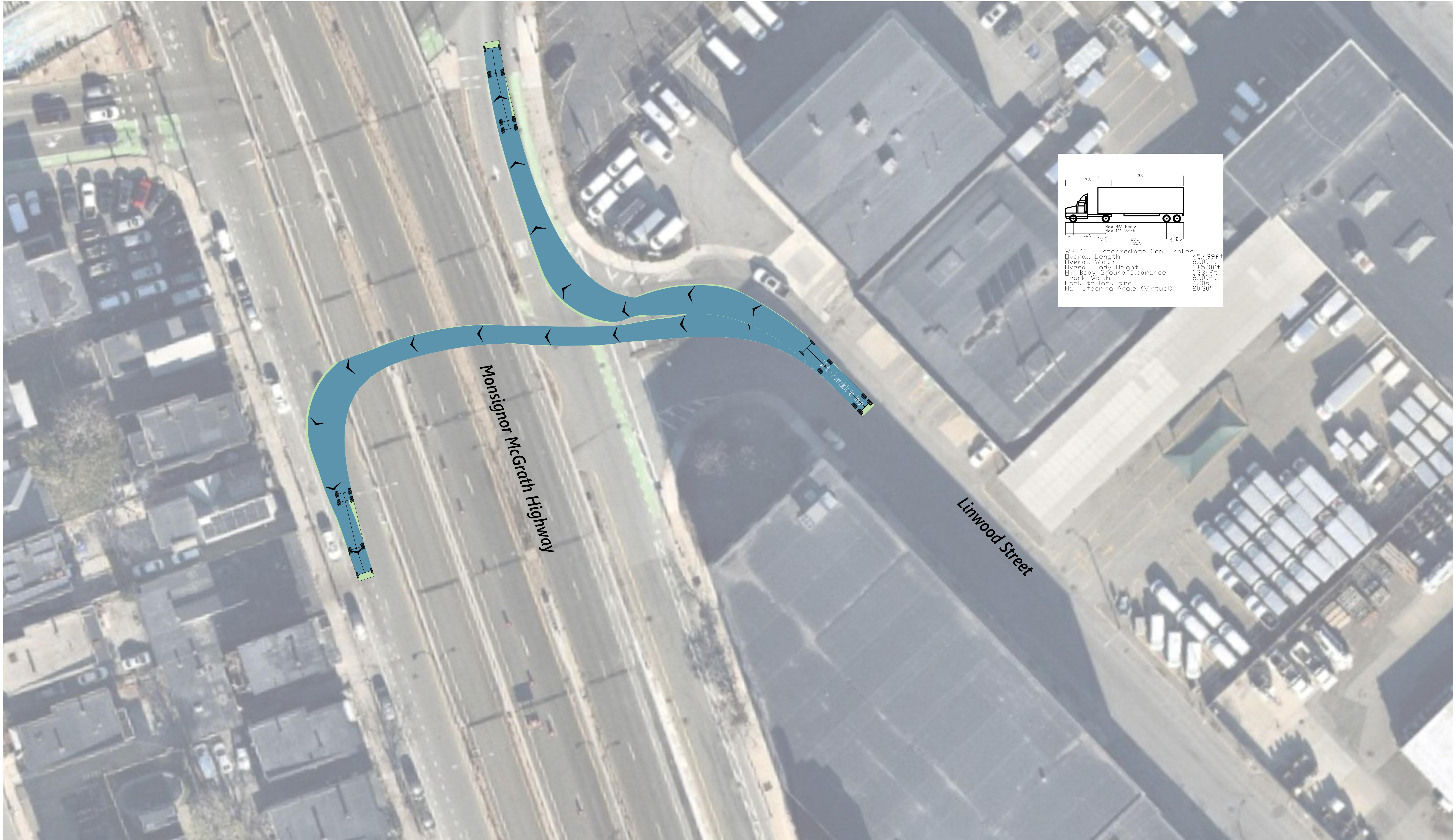




Poplar at McGrath - SU-30
Figure A-23
Gateway Innovation Center

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McGrath at Linwood- WB-40

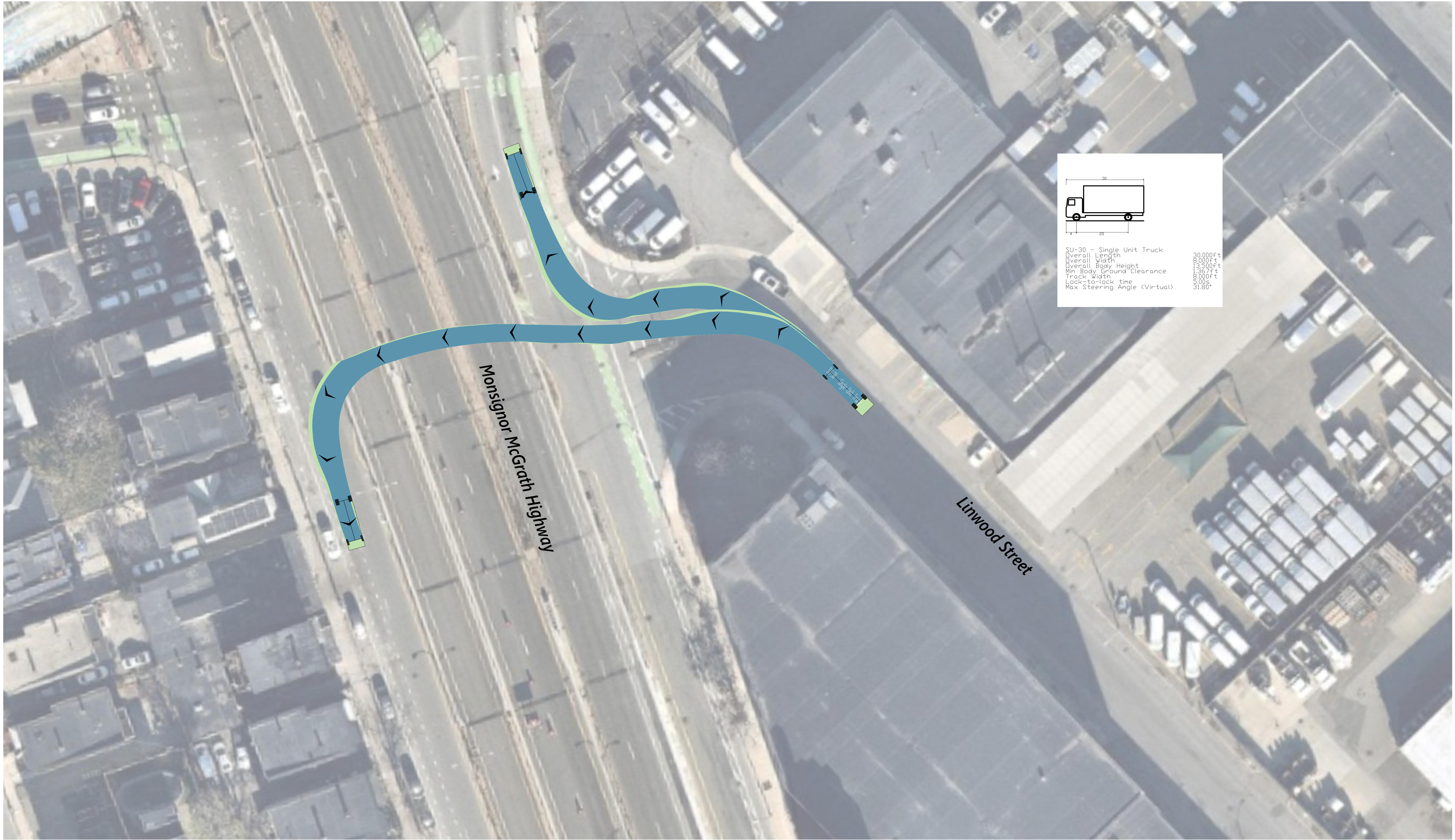
Figure A-24

Gateway Innovation Center



0 10 20 40 Feet





McGrath at Linwood- SU-30

Figure A-25
Gateway Innovation Center



0 10 20 40 Feet

