



November 2, 2022

Mobility Division
City of Somerville
City Hall
93 Highland Avenue
Somerville, MA 02143

RE: Davis Square Plaza Transportation Access Plan

This technical memorandum, prepared by McMahon, accompanies and summarizes the attached Transportation Access Plan for the Davis Square Plaza Redevelopment (the "Project") on behalf of Asana Partners (the "Proponent").

CHANGES TO THE PUBLIC RIGHT-OF-WAY

Changes to the public right-of-way as a result of the project are anticipated to be minimal and would include minor changes to sidewalks. The sidewalk along Elm Street is proposed to be rebricked, and accessible pedestrian access to the central plaza of the Project would be built. Details for these plans are provided in Site Plan C300-00.

SITE ACCESS

Access to the site would be primarily pedestrian-oriented, with a primary entrance to both the north and south buildings from the central plaza. Additional pedestrian entrances would be from sidewalks, with doors on Elm Street, Day Street, and Herbert Street. These entrances are shown in detail in Site Plan 2C800-01.

Transit users would access the site through the same entrances as pedestrians, with a comprehensive sidewalk network outside the site connecting directly to all nearby transit stops.

Bicycle users can access the site via the same entrances as pedestrians and proceed to short-term bicycle parking adjacent to the north building or long-term bicycle parking in the south building. The long-term bicycle parking can be accessed via an entrance on Herbert Street. Bicycle parking is shown in detail in Site Plan 2C800-02.

There is no vehicle access or parking on site. One loading area, accessed via Herbert Street, is located at the rear of the building at 256-260 Elm Street. Heavy vehicle maneuvers into and out of this loading area are described below.

HEAVY VEHICLE MANEUVERS

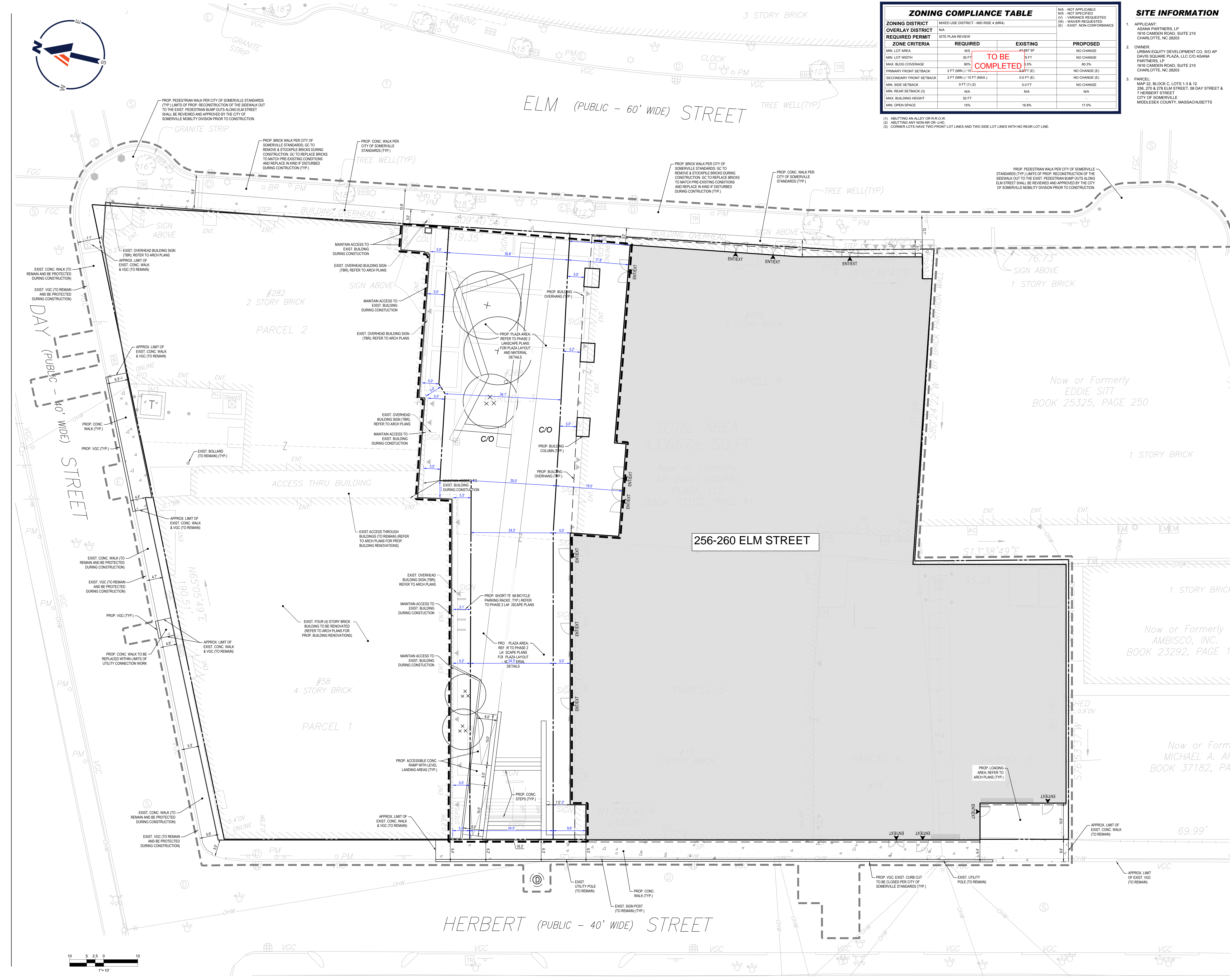
Heavy vehicles accessing the site would use the loading area on Herbert Street. Deliveries would be made using SU-30 trucks, which would access the site by backing into the loading area and exit by pulling forward onto Herbert Street. Garbage removal would be completed by a garbage truck, which would also enter by backing into the Herbert Street loading area and exit by pulling forward onto Herbert Street. The heavy vehicle maneuvers are shown in detail in Site Plan 2C800-03.

SITE PLAN SUMMARIES

The following site plans, summarized below and included in whole in the following pages, are included as part of this Transportation Access Plan.

1. Illustrative Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Bicycle Parking Plan
5. Vehicle Movement Plan

SITE PLAN C300-00: ILLUSTRATIVE SITE PLAN



| ZONING COMPLIANCE TABLE | | | |
|-------------------------|---------------------------------------|------------|---------------|
| ZONING DISTRICT | MIXED USE DISTRICT - MID RISE 4 (MR4) | | |
| OVERLAY DISTRICT | N/A | | |
| REQUIRED PERMIT | SITE PLAN REVIEW | | |
| ZONE CRITERIA | REQUIRED | EXISTING | PROPOSED |
| MIN. LOT AREA | N/A | 43,667 SF | NO CHANGE |
| MIN. LOT WIDTH | 30 FT | 5 FT | NO CHANGE |
| MAX. BLDG COVERAGE | 90% | 15% | 80.3% |
| PRIMARY FRONT SETBACK | 2 FT (MIN.) / 15 FT (MAX.) | 0.0 FT (E) | NO CHANGE (E) |
| SECONDARY FRONT SETBACK | 2 FT (MIN.) / 15 FT (MAX.) | 0.0 FT (E) | NO CHANGE (E) |
| MIN. SIDE SETBACK | 0 FT (1) (2) | 0.0 FT | NO CHANGE |
| MIN. REAR SETBACK (3) | N/A | N/A | N/A |
| MAX. BUILDING HEIGHT | 52 FT | - | - |
| MIN. OPEN SPACE | 15% | 16.8% | 17.0% |

(1) ABUTTING AN ALLEY OR R.O.D.W.
(2) ABUTTING ANY NON-NR OR LHD.
(3) CORNER LOTS HAVE TWO FRONT LOT LINES AND TWO SIDE LOT LINES WITH NO REAR LOT LINE.

SITE INFORMATION

- APPLICANT:
ASANA PARTNERS, LP
1616 CAMDEN ROAD, SUITE 210
CHARLOTTE, NC 28203
- OWNER:
URBAN EQUITY DEVELOPMENT CO. SIO AP
DAVIS SQUARE PLAZA, LLC C/O ASANA
PARTNERS, LP
1616 CAMDEN ROAD, SUITE 210
CHARLOTTE, NC 28203
- PARCEL:
MAP 22, BLOCK C, LOTS 1-3 & 12
296, 270 & 278 ELM STREET, 58 DAY STREET &
7 HERBERT STREET
CITY OF SOMERVILLE
MIDDLESEX COUNTY, MASSACHUSETTS

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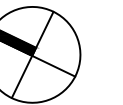
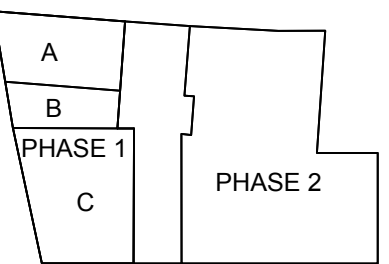
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KEYPLAN



ISSUE CHART

| MARK | ISSUE | DATE |
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| Job Number | | |

TITLE

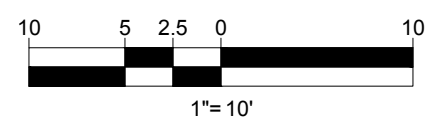
Site Layout Plan

SHEET NUMBER

C300-00

SITE PLAN REVIEW 07/15/22

SITE PLAN 2C800-00: TRANSPORTATION ELEMENTS PLAN



METERED PARKING (1) TAXI / RIDE SERVICE ZONE METERED PARKING (1) CURB CUT METERED PARKING (1) CURB CUT

ELM (PUBLIC - 60' WIDE) STREET

DAY (PUBLIC - 40' WIDE) STREET

HERBERT (PUBLIC - 40' WIDE) STREET

DESIGN LEGEND

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

NOTES

- ALL INTERIOR ELEMENTS ON THE SITE TO BE REMOVED.
- ALL ON-SITE SIGNAGE AND PAVEMENT STRIPING SHALL REMAIN.
- ALL PEDESTRIAN FACILITIES SHALL REMAIN.
- TYPICAL BICYCLE PARKING SPACES SHALL BE 2.0 FT X 6.0 FT, CONFORMING TO CITY OF SOMERVILLE STANDARDS.

ALL ON-SITE ELEMENTS ARE PROPOSED (TYP.)

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ALL EXIST. ON-SITE ELEMENTS TO BE REMOVED (TYP.)

PROP. BICYCLE PARKING SPACES; FOUR (4) SHORT-TERM BICYCLE PARKING SPACES

PROP. BICYCLE PARKING STORAGE ROOM; FIFTEEN (15) LONG-TERM BICYCLE PARKING SPACES

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PROJECT



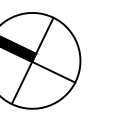
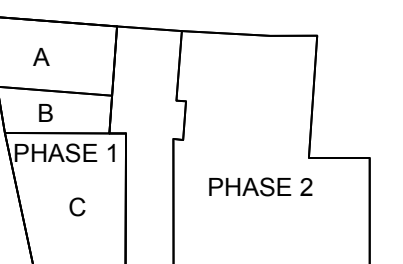
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ISSUE CHART

DATE
ISSUE
JOB NUMBER

TITLE

Transportation
Elements Plan

SHEET NUMBER

2C800-00

SITE PLAN 2C800-01: PEDESTRIAN ACCESS PLAN



DAY (PUBLIC - 40' WIDE) STREET

ELM (PUBLIC - 60' WIDE) STREET

HERBERT (PUBLIC - 40' WIDE) STREET

- DESIGN LEGEND**
- PEDESTRIAN ACCESS ROUTES
 - PEDESTRIAN ACCESS POINTS
 - PRINCIPAL BUILDING ENTRANCE
 - SECONDARY BUILDING ENTRANCE

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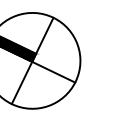
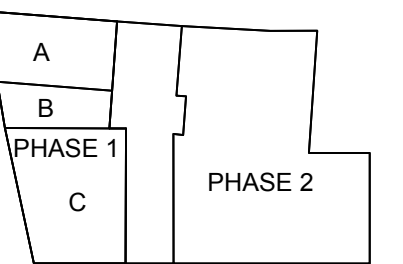
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DATE
Job Number

TITLE

**Pedestrian
Access Plan**

SHEET NUMBER

2C800-01

10 5 2.5 0 10
1"=10'

SITE PLAN 2C800-02: BICYCLE PARKING PLAN



DESIGN LEGEND

- PEDESTRIAN ACCESS ROUTES
- PEDESTRIAN ACCESS POINTS
- BICYCLE PARKING AREA

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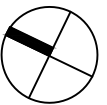
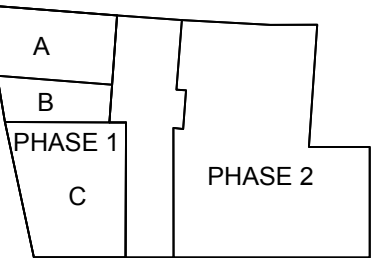
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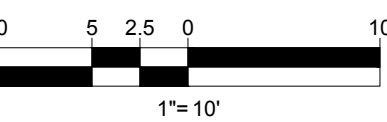
TITLE

Bicycle
Parking Plan

SHEET NUMBER

2C800-02

SITE PLAN REVIEW 07/15/22



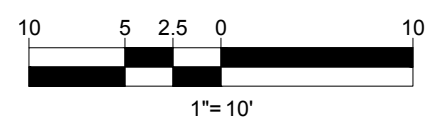
SITE PLAN 2C800-03: VEHICLE MOVEMENT PLAN



DAY (PUBLIC - 40' WIDE) STREET

ELM (PUBLIC - 60' WIDE) STREET

HERBERT (PUBLIC - 40' WIDE) STREET



SU-30

| | feet |
|-------------------|--------|
| Width | : 8.00 |
| Track | : 8.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.8 |

VEHICLE PROFILE

N.T.S.

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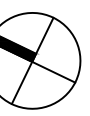
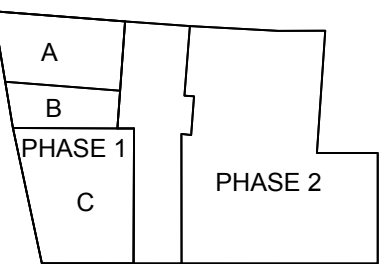
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TITLE

Vehicle
Movement Plan

SHEET NUMBER

2C800-03