Mixed Use Development

16-20 Medford Street

Somerville, Massachusetts

Transportation Access Plan

Prepared For:

Somerville Living, LLC

Prepared by:

March 2023

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PROJECT SUMMARY

GM2 Associates Inc. (GM2), has been contracted by the Client, Somerville Living, LLC, to prepare a Transportation Access Plan (TAP) for the proposed project at 16-20 Medford Street ("Project") in Somerville. The following background information pertains to the proposed Project.

Street Address:

16-20 Medford Street
Somerville, MA 02143

Project Location including Adjacent Intersections:

The Project site is located southeast of the Union Square area of Somerville along Medford Street, approximately 0.6 miles southeast of the heart of Union Square and approximately 0.5 miles from the proposed Union Square Station. The site is also located approximately 0.6 miles from the relocated Lechmere Station. The existing site is bounded by Medford Street and Warren Street to the east, Bedford Street to the west, South Street to the north, and residential and commercial buildings to the south. The closest intersections to the Project site are:

- Medford Street at South Street (Unsignalized)
- Medford Street at Warren Street (Unsignalized)
- South Street at Bedford Street (Unsignalized)
- Warren Street at Porter Street (Unsignalized)

Project Plans Included:

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

SITE ACCESS

The Project site is bound by existing roadways and residential and commercial buildings. Main pedestrian access will be provided along Medford Street and South Street, with secondary pedestrian entrances along the sides of the building and from the garage area. Vehicle access to the parking areas will be provided along Bedford Street.

Site Plans and Supporting Graphics

The Site Plans that will be accompanying this application have been attached to this document for reference. These plans include graphics that highlight the ground level floor plan and planned vehicular, bicycle, and pedestrian accommodations.

ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan shows the ground level floor plan and the proposed landscape plan. The interior ground level floor plan color-differentiates each of the individual spaces, including the residential units, commercial space, elevator, and common area/hallways (see Figure C-101 attached in the Appendix).

TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts multiple elements on-site that will be both added and removed. As part of this redevelopment, the site will be completely razed and cleared of all existing elements, including the building, and closing the curb cuts along Medford Street, Warren Street, and South Street. Proposed elements include a new multi-use building, a curb cut along Bedford Street for access to the parking areas, and bicycle parking. To better illustrate the proposed and removed elements on the plan, the proposed transportation elements have been highlighted in blue, the proposed building has been shown in black, existing to remain elements have been shown in grey, and all removed elements are shown in red (see Figure C-102 attached in the Appendix).

PEDESTRIAN ACCESS PLAN

As part of the Project, the sidewalks along the site frontage along Medford Street, South Street, Warren Street, and Bedford Street will be reconstructed to be fully ADA compliant. Sidewalk widths along South Street and Medford Street will be constructed to maintain a 8’ clear walking path with a 4’ furniture zone for tree wells and bicycle parking racks. The existing and proposed sidewalk widths along each of the roadways are shown. A plan depicting the Project sidewalks and general building entrance locations is provided (see Figure C-103 attached in the Appendix).

BICYCLE PARKING PLAN

Currently, both short-term and long-term bicycle parking spaces are being proposed on-site. The bicycle parking will be designed to comply with City of Somerville standards, which will include 10 short-term bicycle parking spaces and 51 long-term bicycle spaces. The long-term bicycle spaces will be easily accessible within the first floor of the building. The Dero Hoop Rack will be used to comply with Somerville zoning standards, with standard sizes of 2’ x 6’. Five 3’ x 8’ spaces are

provided per zoning standards. The locations and configurations of the on-site bicycle parking are shown (see Figure C-104 and Bike Rack Specifications are attached in the Appendix).

MOTOR VEHICLE PARKING PLAN

There are 12 motor vehicle parking spaces proposed on-site in an at-grade, covered parking area. All parking spaces will be either 8'x16' or 8'x18' with one van accessible parking spaces and two (2) short-term spaces, two (2) ride share spaces and three (3) spaces equipped with electric vehicle chargers included. The configuration of the on-site vehicle parking is shown (see Figure C-105 attached in the Appendix).

MOTOR VEHICLE MOVEMENT PLANS

Vehicle tracking diagrams have been provided to demonstrate the ability of the largest possible vehicle to enter and exit the proposed parking areas. The vehicle movements include the following:

- Access to the proposed curb cut along Bedford Street (SU-24)
- Egress from the proposed curb cut along Bedford Street (SU-24)

A passenger vehicle was used to show the garage movements and an SU-24 vehicle was used to show the at-grade movements, as these will likely be the largest vehicles to utilize the two parking areas (see Figure C-106 and C-107 attached in the Appendix).

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APPENDICES

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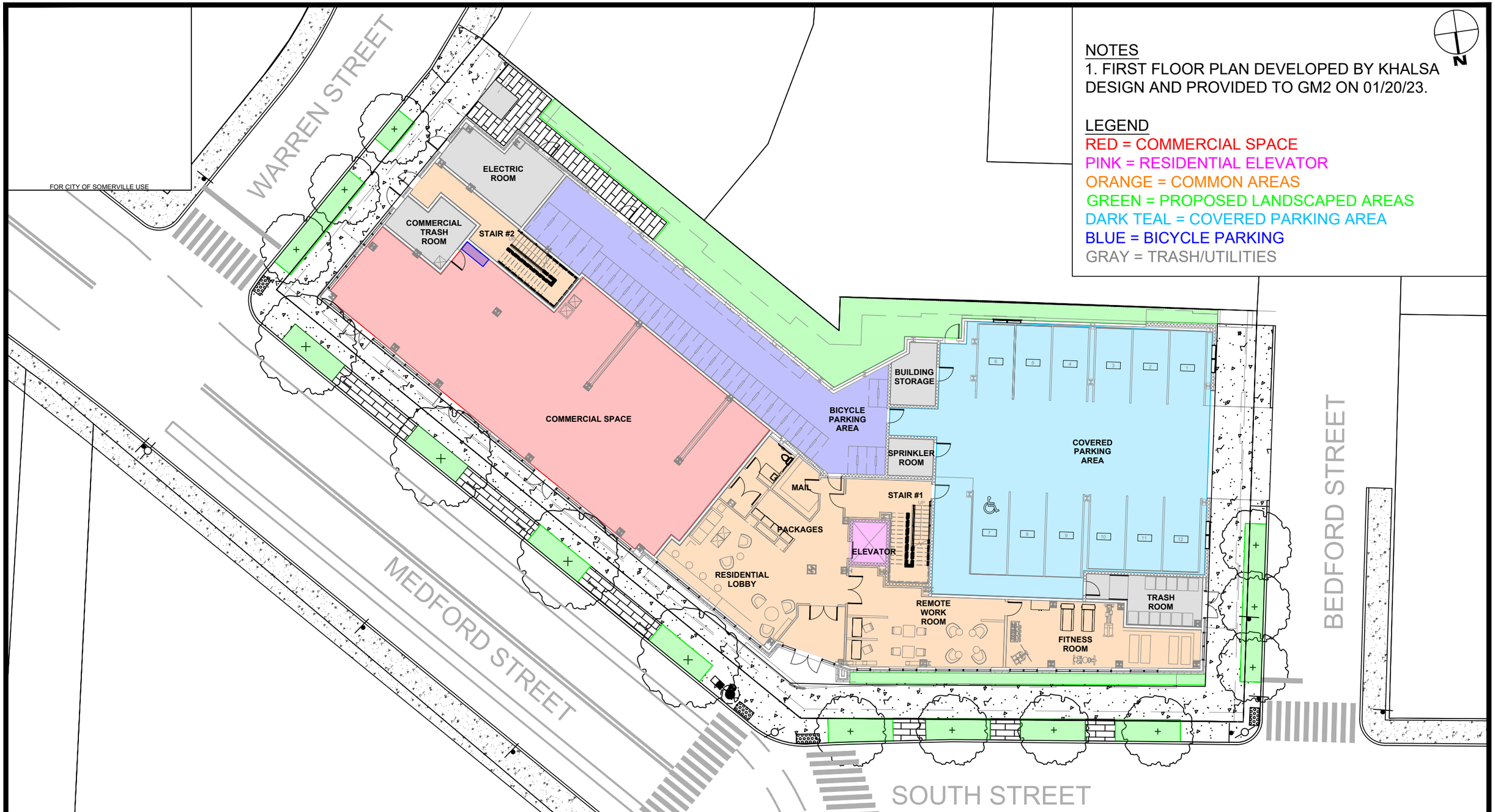
BIKE RACK SPECIFICATIONS

ILLUSTRATIVE SITE PLAN



NOTES

1. FIRST FLOOR PLAN DEVELOPED BY KHALSA DESIGN AND PROVIDED TO GM2 ON 01/20/23.

LEGEND

RED = COMMERCIAL SPACE
PINK = RESIDENTIAL ELEVATOR
ORANGE = COMMON AREAS
GREEN = PROPOSED LANDSCAPED AREAS
DARK TEAL = COVERED PARKING AREA
BLUE = BICYCLE PARKING
GRAY = TRASH/UTILITIES

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PROJECT TEAM

DEVELOPER:
SOMERVILLE LIVING, LLC
P.O. BOX 780
LYNNFIELD, MA 01940

SITE NAME/ADDRESS

MIXED USE DEVELOPMENT
16-20 MEDFORD STREET
SOMERVILLE, MA

SHEET NAME

Illustrative Site Plan

SHEET #

Figure C-101

DR BY: SZ
CHK BY: DG
DCI PROJ NO: 2021-024
DATE: MARCH 2023
SCALE: 1" = 20'

TRANSPORTATION ELEMENTS PLAN

FOR CITY OF SOMERVILLE USE

NOTES
1. ALL EXISTING ON-SITE ELEMENTS TO BE REMOVED.

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

N

WARREN STREET

REMOVAL OF ~25' CURB CUT

EXISTING BUILDINGS TO BE REMOVED

EXISTING STOP AND STREET SIGN

PROPOSED SIDEWALK

EXISTING SPEED LIMIT AND NO PARKING ANYTIME SIGN

PROPOSED SHORT TERM BICYCLE PARKING (U-RACK)

REMOVAL OF ~40' CURB CUT

EXISTING PEDESTRIAN CROSSING AHEAD

EXISTING NO PARKING ANYTIME SIGN

MEDFORD STREET

PROPOSED 20' CURB CUT

BEDFORD STREET

RELOCATE EXISTING "TOW ZONE NO STOPPING ANYTIME" SIGN

EXISTING STOP SIGN

REMOVAL OF ~55' CURB CUT

SOUTH STREET

EXISTING "SOUTH STREET" SIGN

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SHEET NAME

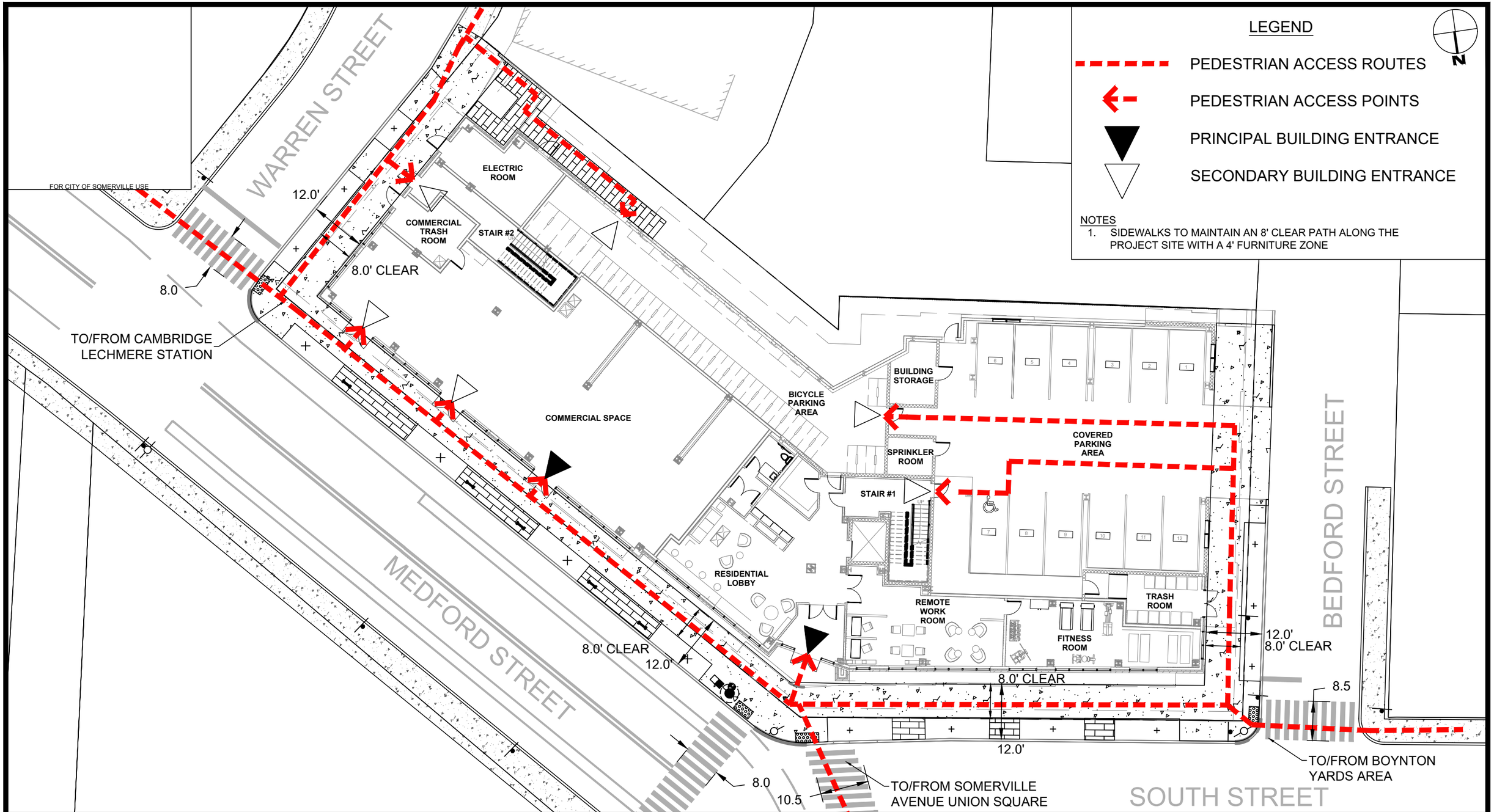
Transportation Elements Plan

SHEET #

Figure C-102

DR BY: SZ
CHK BY: DG
DCI PROJ NO: 2021-024
DATE: MARCH 2023
SCALE: 1" = 20'

PEDESTRIAN ACCESS PLAN



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SHEET NAME

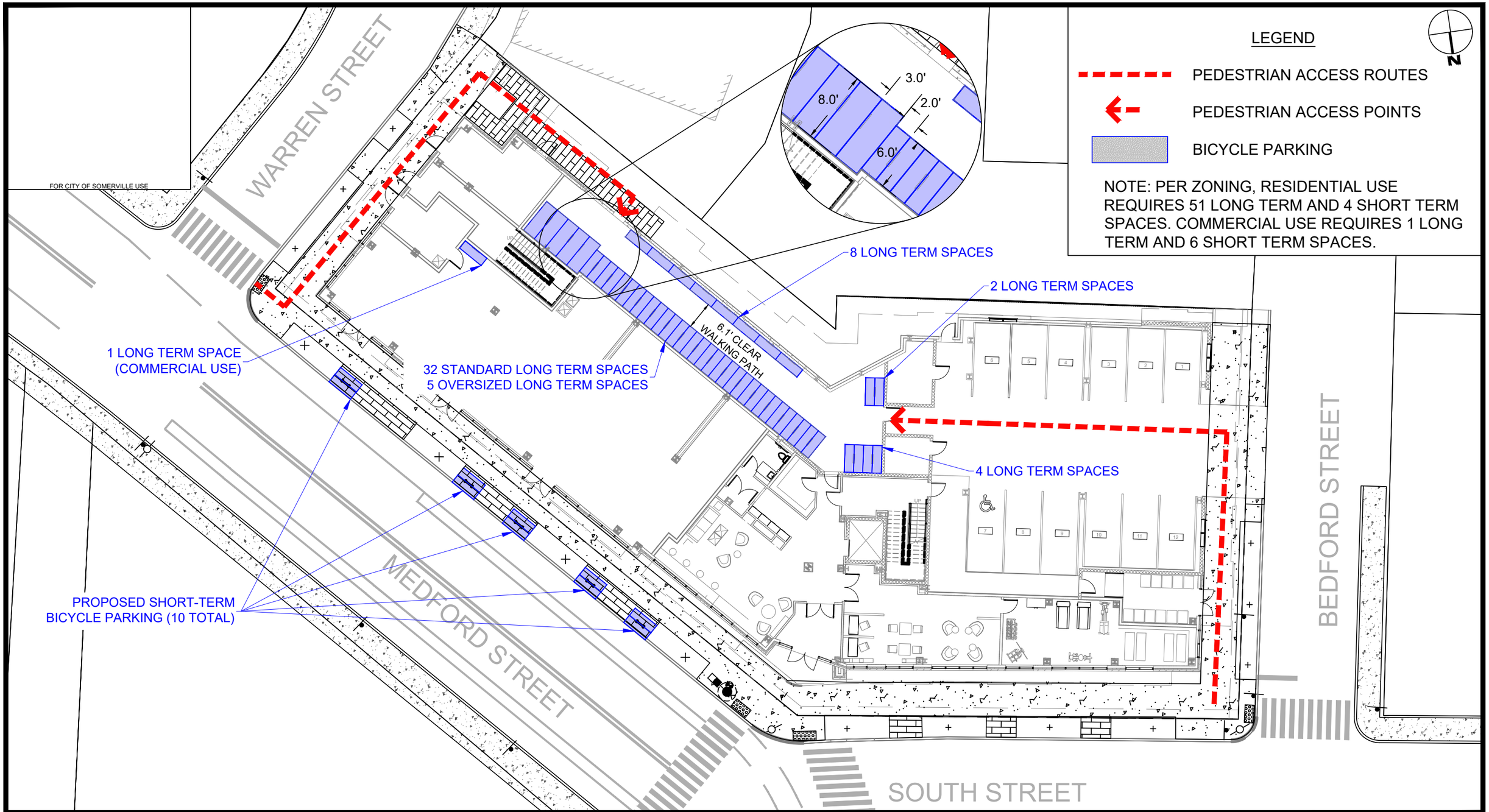
Pedestrian Access Plan

SHEET #

Figure C-103

DR BY: SZ
CHK BY: DG
DCI PROJ NO: 2021-024
DATE: MARCH 2023
SCALE: 1" = 20'

BICYCLE PARKING PLAN



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SHEET NAME

Bicycle Parking Plan

SHEET #

Figure C-104

DR BY: SZ
CHK BY: DG
DCI PROJ NO: 2021-024
DATE: MARCH 2023
SCALE: 1" = 20'

MOTOR VEHICLE PARKING PLAN

LEGEND

RESIDENTIAL PARKING SPACES: 4
EV PARKING SPACES: 3
SHORT-TERM PARKING SPACES: 2
RIDESHARE/LOADING SPACES:2
ADA ACCESSIBLE SPACE: 1
TOTAL PARKING SPACES: 12

NOTE: ALL SPACES ARE AT GRADE AND COVERED

N

WARREN STREET

FOR CITY OF SOMERVILLE USE

EV PARKING SPACE
W/ LEVEL 2 CHARGERS

RIDE SHARE
PARKING SPACE

SHORT-TERM
PARKING
SPACE

16.0

8.0

20.0

8.0

8.0

18.0

16.0

RIDE SHARE
PARKING SPACE

BEDFORD STREET

MEDFORD STREET

SOUTH STREET

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SHEET NAME

Vehicle Parking Plan - At-Grade

SHEET #

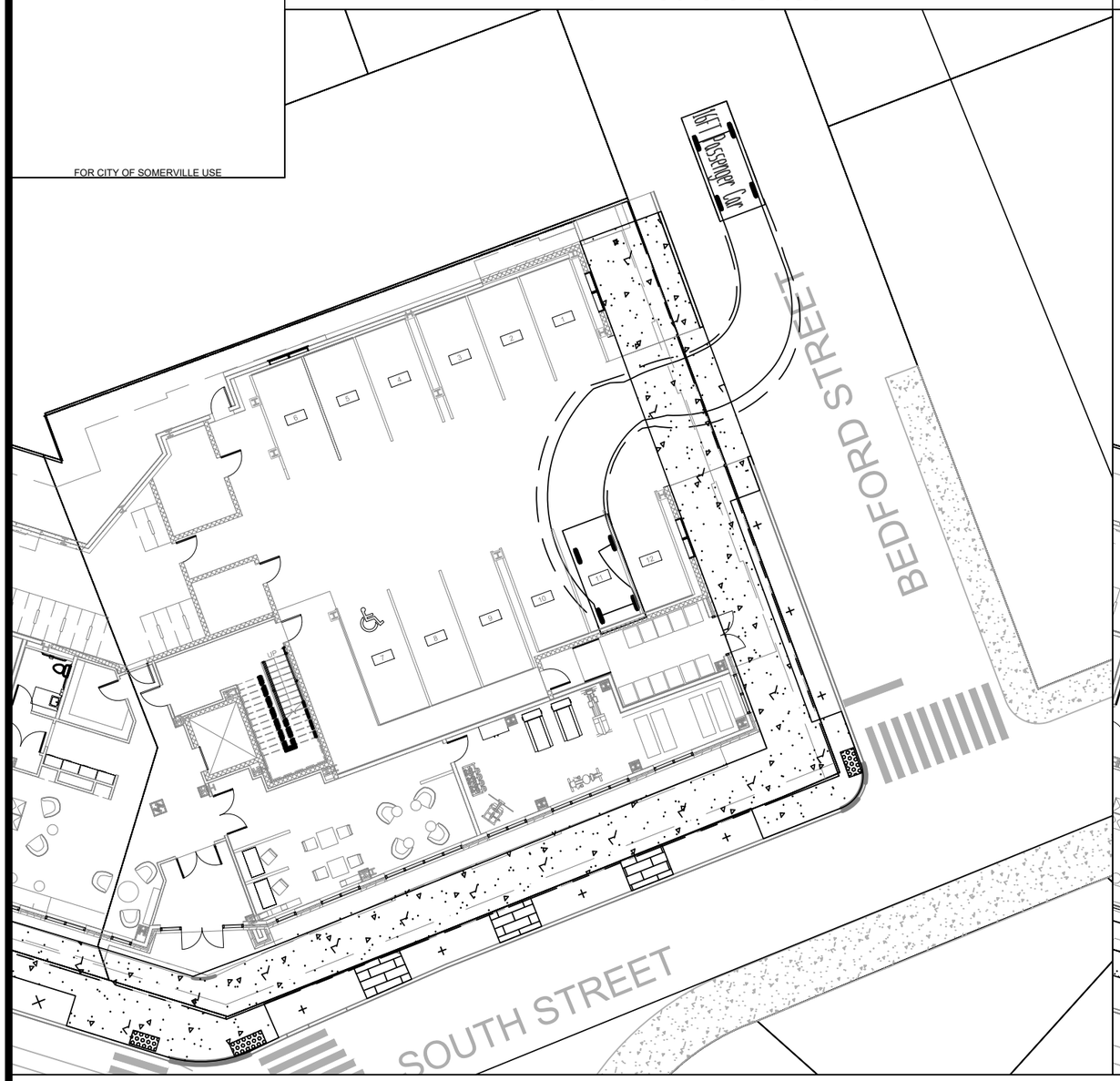
Figure C-105

DR BY: SZ
CHK BY: DG
DCI PROJ NO: 2021-024
DATE: MARCH 2023
SCALE: 1" = 20'

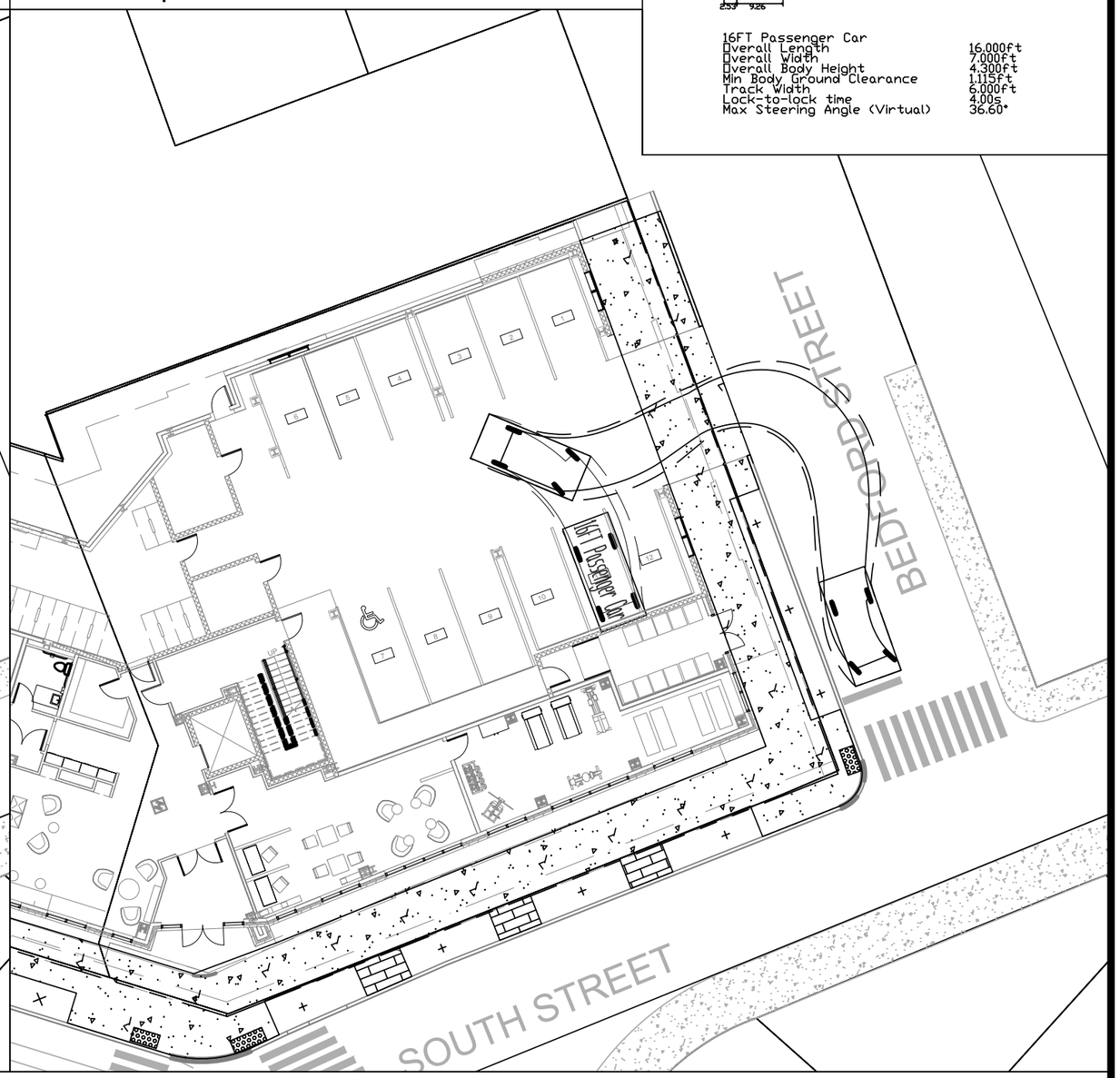
MOTOR VEHICLE MOVEMENT PLANS

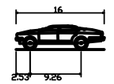
FOR CITY OF SOMERVILLE USE

Passenger Vehicle - Pulling into At-Grade Space from Bedford Street



Passenger Vehicle - Pulling out of At-Grade Space onto Bedford Street





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16FT Passenger Car	
Overall Length	16.000ft
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)	36.60°

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Vehicle Maneuver Plan - At-Grade

SHEET #

Figure C-106

DR BY: SZ

CHK BY: DG

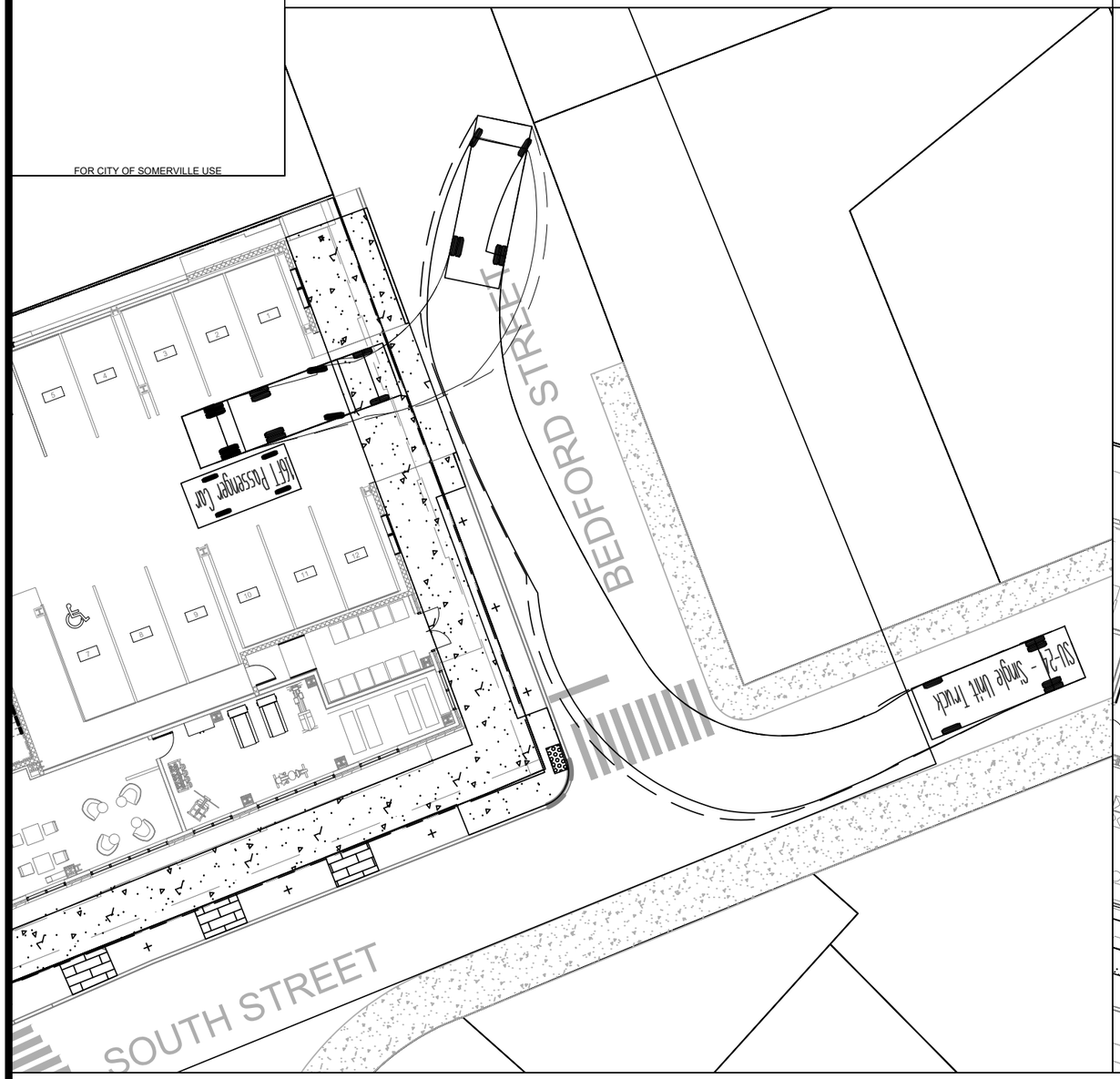
DCI PROJ NO: 2021-024

DATE: MARCH 2023

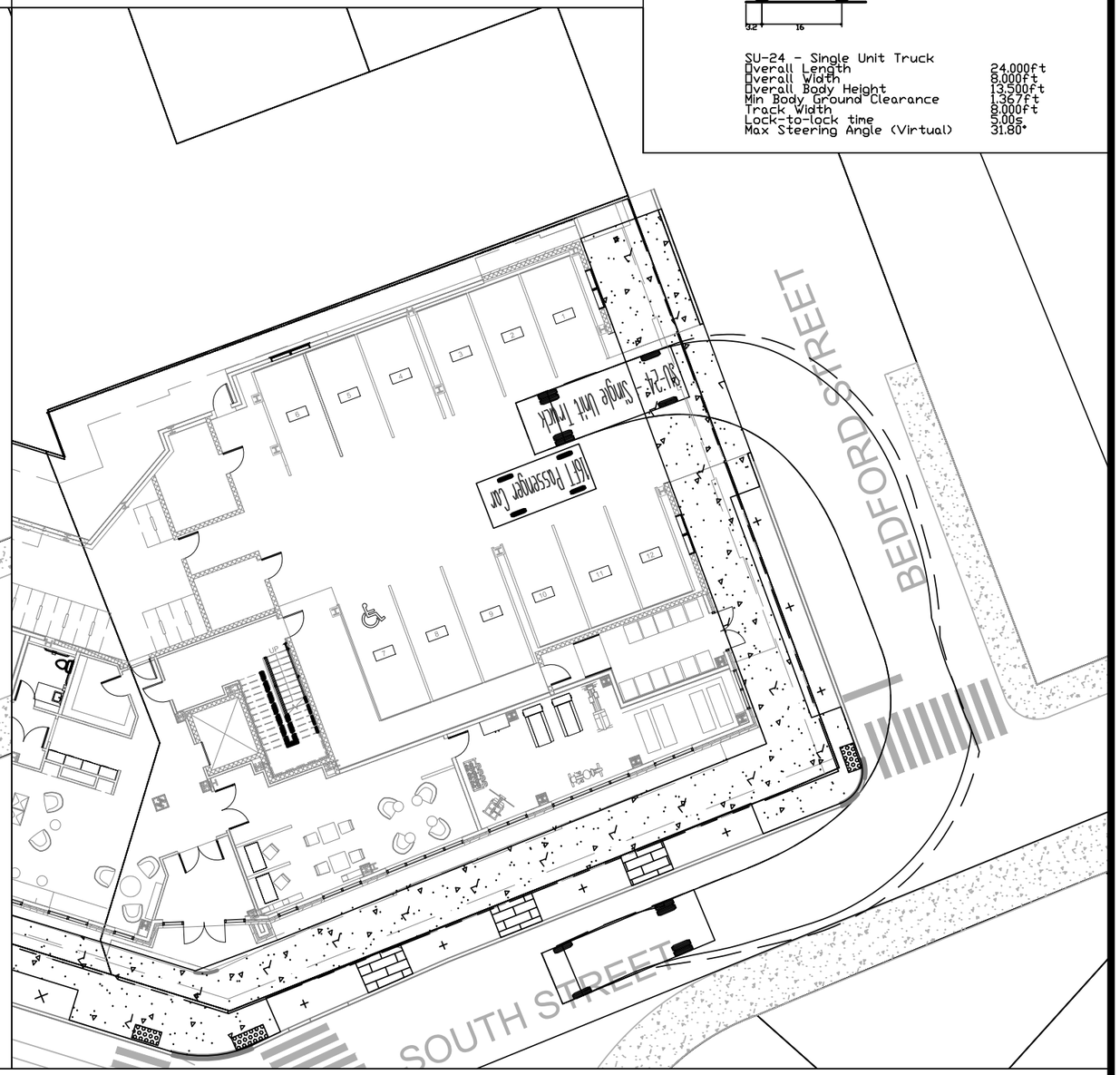
SCALE: 1" = 20'

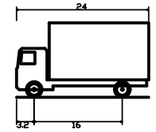
FOR CITY OF SOMERVILLE USE

SU-24 Truck - Pulling into At-Grade Garage from Bedford Street



SU-24 Truck - Pulling out of At-Grade Garage onto Bedford Street





SU-24 - Single Unit Truck	
Overall Length	24.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

N

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SHEET NAME

Vehicle Maneuver Plan - At-Grade

SHEET #

Figure C-107

DR BY: SZ
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DCI PROJ NO: 2021-024
DATE: MARCH 2023
SCALE: 1" = 20'

BICYCLE RACK SPECIFICATIONS

DERO
A PLAYCORE Company

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.

Hoop Rack

FINISH OPTIONS

Galvanized

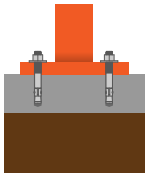
Stainless

Powder Coat

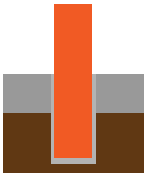
White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 7011	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3005	Bronze	Silver RAL 9007

MOUNT OPTIONS

Surface

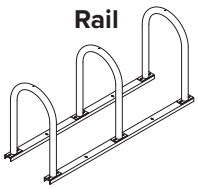


In-Ground



Tamper-resistant fasteners available upon request

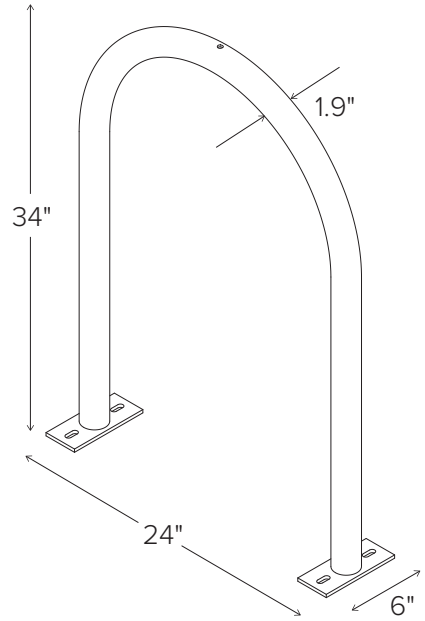
Rail



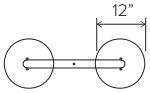
OPTIONAL LEAN BAR

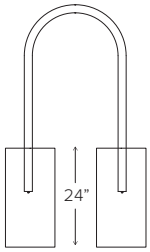
DERO A PLAYCORE Company | **Hoop** Rack

Submittal Sheet

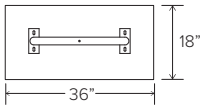


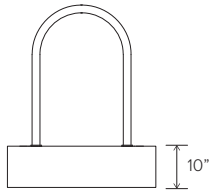
IN-GROUND MOUNT



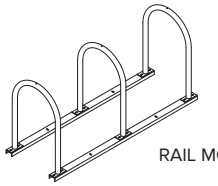


SURFACE MOUNT





(or standard 4” sidewalk slab)



RAIL MOUNT

CAPACITY 2 Bikes

MATERIALS 1.5” schedule 40 pipe (1.9” OD)

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

☐ **Surface**
Foot Mount has two 2.5” x 6” x .25” feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

☐ **Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3” x 1.4” x 3/16” thick galvanized mounting rails. Specify rail mount for this option.

☐ 90 ☐ 45A ☐ 45B ☐ 60A ☐ 60B

OPTIONAL LEAN BAR

☐ **Add Lean Bar**