

Transportation Access Study

KRE Washington St

Project Description

KRE Washington Street located at 7 Washington Street, Somerville, MA in the MR4 zoning district, is a 10-dwelling unit multi-family building. The building consists of (1) Studio unit, (3) 1-bedroom units, (5) 2-bedroom units, and (1) 3-bedroom unit totaling 10,537 GSF including basement. There will be no vehicular parking on the site, but enclosed bicycle parking will be included at the rear of the building for the tenants.

Site Access and Plans

The project is bounded by Washington Street to the south, a one-story food producer 'Foundation Kitchen' to the east, an existing parking lot to the west, and a three-story multi-family building to the North located on Mt Vernon Street. Pedestrian access to the entry of the building will be located on the Western most side of the building, adjacent to the existing parking lot. 10-bicycle parking spots will be located in the interior of the building at the main entrance for each tenant. No public or residential vehicular parking will be located on the site, with the public transportation bus stop located on the block adjacent to the building on Washington Street. Loading and unloading activities are expected to take place on Mt Vernon St and tenants are expected to obtain permits from the city for all moving vehicles. Garbage will be collected in the basement level trash room and then brought out to the street by management for city regulated trash pickup days.

Illustrative Plan

The Illustrative Site Plan shown on 'A200' depicts the general ground level floor plan and site landscape plan. On the ground level there will be the entrance with mail located for the tenants, 10 sheltered bicycle parking spaces within the building, and access to the rear garden space on the exterior. The ground level will also consist of two residential units, as well as a transformer alcove/room to be coordinated with Eversource. The transformer room will be accessed via a roll-up door only accessible by Eversource. No vehicular access will be required by Eversource to the transformer alcove/room. The basement level will have space for building operations, such as mechanical rooms, storage, trash, and the lower level of one of the residential units included on the ground floor. No vehicular parking is included on the site

Transportation Elements Plan

The transportation elements plan shown on 'A203' depicts the new proposed transportation elements and the existing ones to remain. There are four proposed short-term use bicycle parking spaces on Washington St outside of the pedestrian walking path on the sidewalk. All other transportation elements, such as the existing bus lane, street furniture, utility poles, pavement, and street trees will remain as is after construction of the building.

Pedestrian Access Plan

The Pedestrian Access Plan shown on 'A201' depicts the pedestrian access to the entry of the building to be located on the Western most side of the building, adjacent to the existing parking lot. The sidewalk located to the south of the building on Washington Street is intended to remain as is, with any repair to the sidewalk to be done as needed post construction of the building.

Bicycle Parking Plan

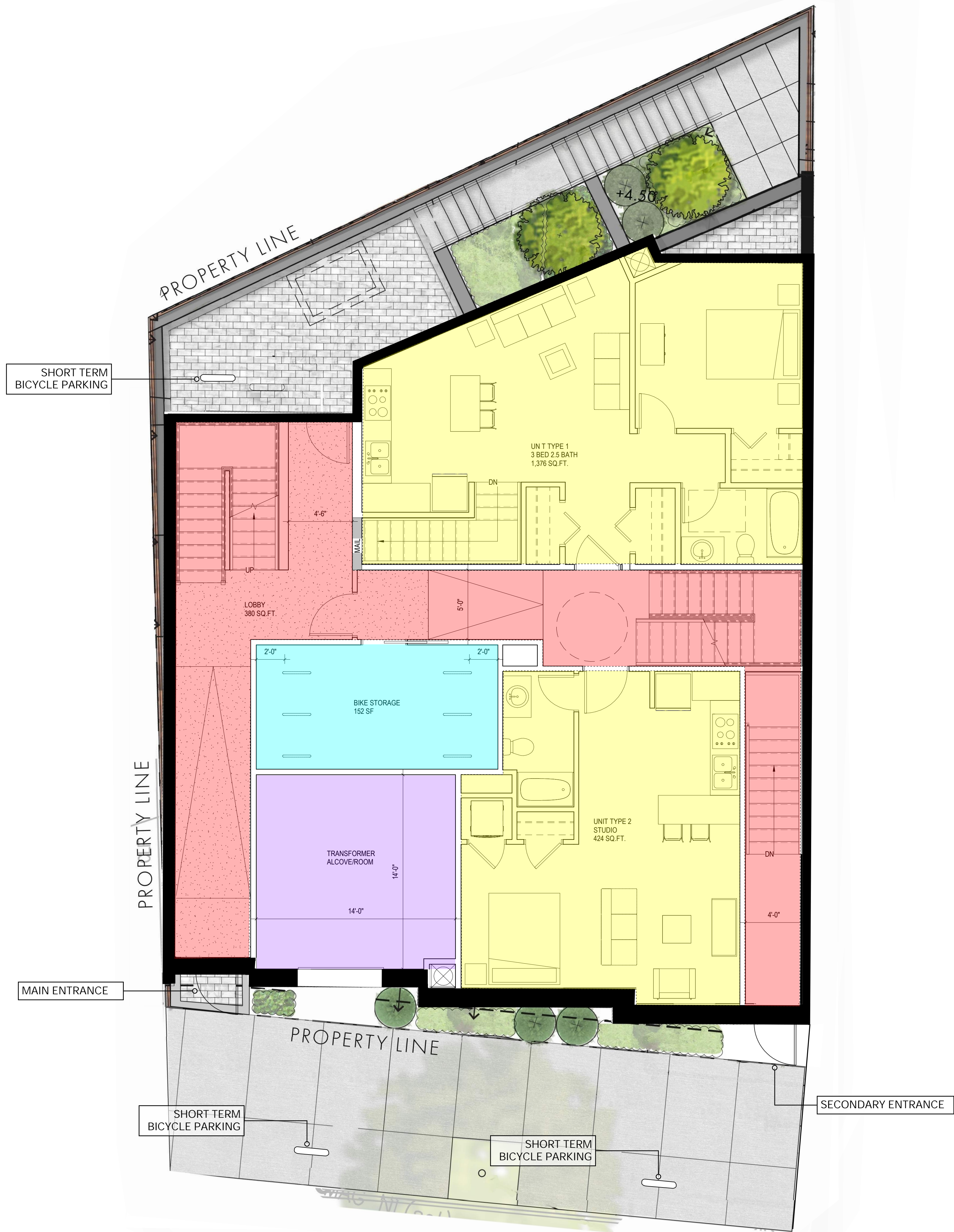
The Bicycle Parking Plan shown on 'A202' depicts the 10 sheltered bicycle parking spaces to be located in the interior of the building at the main entrance for each tenant. The bicycle storage will be secured in a locked room, with each tenant and management being provided a key for access. Short term bicycle storage will be located at the front and rear of the building.

Motor Vehicle Parking Plan

We believe the 'Motor Vehicle Parking Plan' is not needed for this project as there is no on-street or off-street parking provided on the site and there is no change to any existing conditions to signage, parking, transportation, etc.

Vehicle Movement Plan

We believe the 'Vehicle Movement Plan' is not needed for this project as there is no on-street or off-street parking provided on the site and there is no change to any existing conditions to signage, parking, transportation, etc.



RESIDENTIAL UNIT

CIRCULATION

BIKE STORAGE

TRANSFORMER ALCOVE

CONSTRUCTION LEGEND

existing full height solid, glazed or part glazed partition to remain.

existing full height solid, glazed or part glazed partition to be demolished

new full height solid, glazed or part glazed partition to be demolished

existing door to be demolished

existing wall finish to be removed, to be read in conjunction with proposed works

existing door to remain

new door

demolition hatch

partial area demolition

NIC - Not In Construct Hatch

Not For Construction

WARNING: Joe The Architect, Inc., all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards. © 2019- all rights reserved.

approval stamp:

stamp:



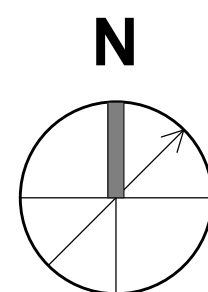
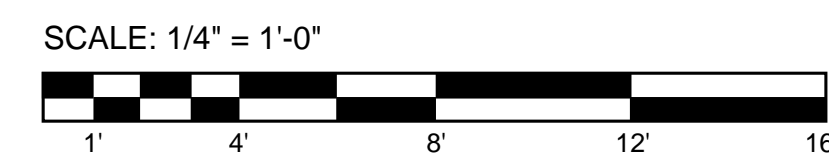
revision	revision description	date

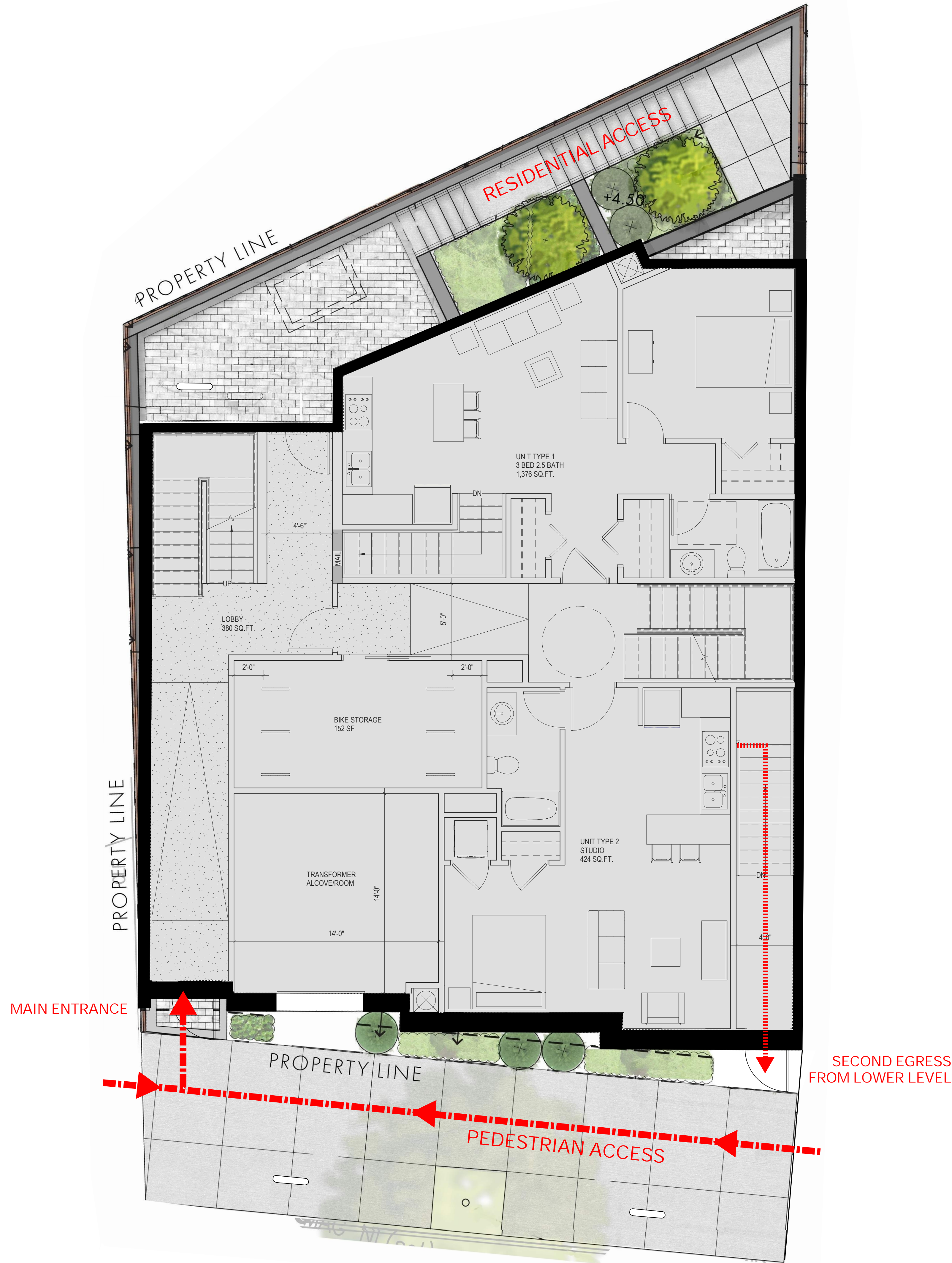
project title:
KRE WASHINGTON STREET
DEVELOPMENT
7 Washington Street,
Somerville, MA 02143
client information:
Koskores Real Estate Corp
2 Lincoln St. Somerville, MA 02145

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drawing title
ILLUSTRATIVE PLAN

project number 264	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A200	revision	





CONSTRUCTION LEGEND	
existing full height solid, glazed or part glazed partition to remain.	
existing full height solid, glazed or part glazed partition to be demolished	
new full height solid, glazed or part glazed partition to be demolished	
existing door to be demolished	
existing wall finish to be removed, to be read in conjunction with proposed works	
existing door to remain	
new door	
demolition hatch	
partial area demolition	
NIC - Not In Construct Hatch	

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drawing title
PEDESTRIAN ACCESS
PLAN

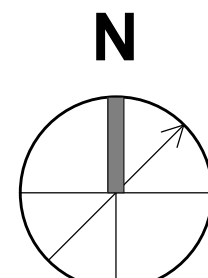
project number
264

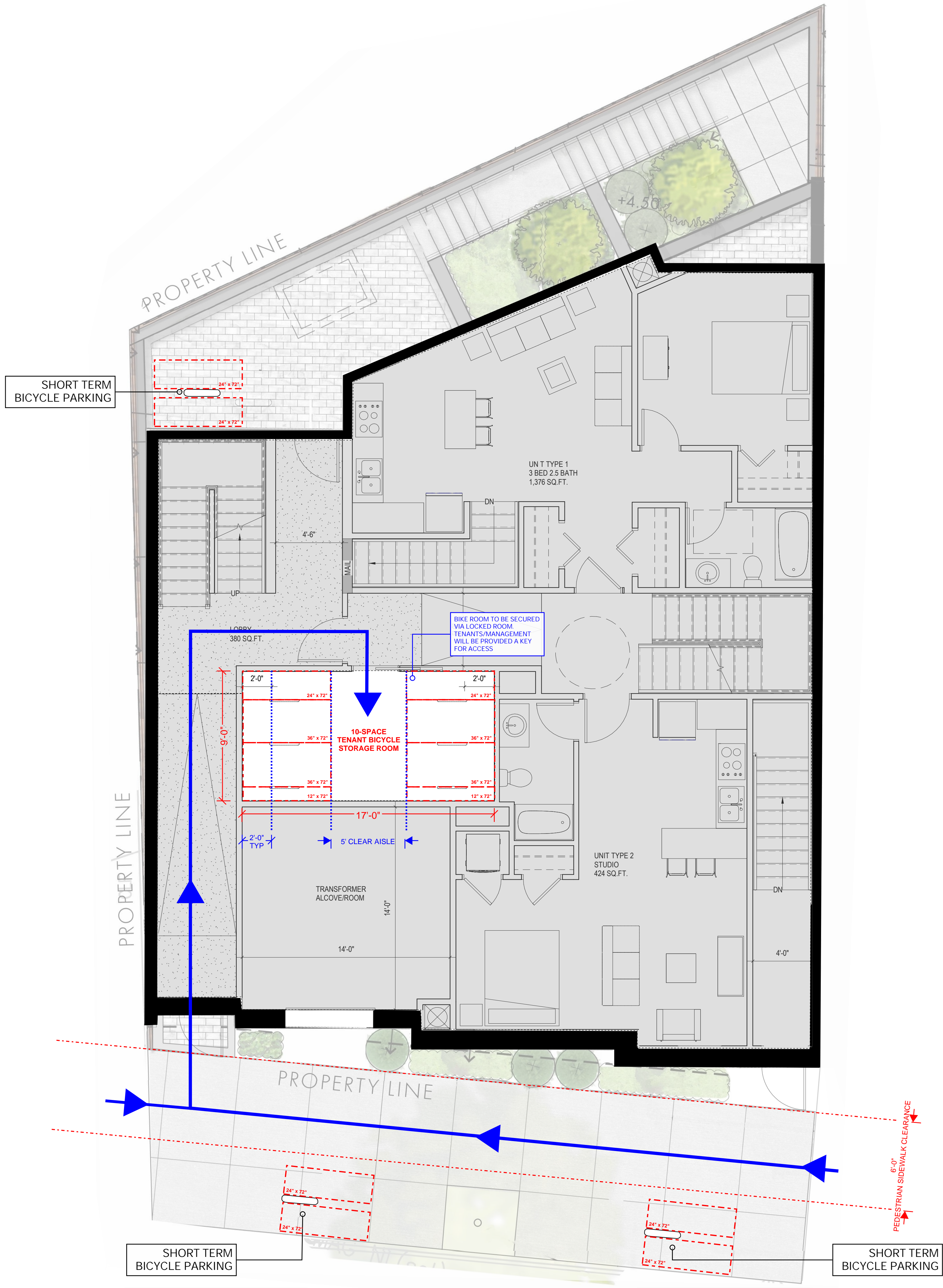
drawing scale
1/4" = 1'-0"

approver
Approver

drawing number
A201

SCALE: 1/4" = 1'-0"





CONSTRUCTION LEGEND

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drawing title
BICYCLE PARKING PLAN

project number 264	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A202	revision	

SCALE: 1/4" = 1'-0"

