

SOMERVILLE, MASSACHUSETTS

# 45 Mystic Avenue

## Transportation Access Plan

Prepared for  
**Burns Realty and Investments**

Prepared by  
**Howard Stein Hudson**

**June 2023**

**DRAFT**



**HOWARD STEIN HUDSON**

Engineers + Planners



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# Project Summary

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*Howard Stein Hudson (HSH)* has prepared the Transportation Access Plan (TAP) with Site Plans and the following narrative for the 45 Mystic Avenue redevelopment (the “Project” or “Site”) on behalf of Burns Realty and Investments (the “Proponent”). The Project is in Somerville’s Assembly Square neighborhood within the Assembly Square Mixed-use Zoning District (ASMD). The Project consists of redeveloping the existing one-story auto repair shop into an approximately 51,120-square foot (sf) lab/office building which includes a ground-floor gallery and café and an approximately 2,319-sf plaza/civic space. The Project does not propose to construct any new parking spaces and will utilize parking supply in the existing parking garages throughout the ASMD. The Project will provide 18 indoor bicycle parking spaces for employees and 14 outdoor bicycle parking spaces for visitors and short-term use.

The Project development site address is:

45 Mystic Avenue

## Site Access and Plans

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The Project Site is bounded by Mystic Avenue to the southwest and commercial buildings/properties on all other sides. The Project Site currently has two curb cuts on Mystic Avenue. The proposed building will only maintain one curb cut to be used for vehicle loading. Adjacent to the Site, Mystic Avenue is generally a one-way westbound roadway. The proposed building will have a plaza area facing Mystic Avenue with a primary pedestrian access point into the building lobby. Opening out to the plaza will also be a cafe with outdoor dining in the plaza.

## Illustrative Site Plan

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The Illustrative Site Plan shown in Exhibit A.1 (**Appendix A**) depicts the general ground-level floor plan and site landscape plan. On the ground level there will be an accessory tenant/community retail space (gallery and/or café) and the lobby area. Additional laboratory/life science research space will be located on the remaining nine upper floors. The ground level will also consist of space for building operations. The Project will provide 18 indoor bicycle parking spaces in a bicycle room on the ground floor for employees.



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## Transportation Elements Plan

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The Transportation Elements Plan is shown in Exhibit A.2 (**Appendix B**). This plan identifies existing transportation elements to remain in grey, items to be removed in red, and proposed transportation elements in blue.

The Site frontage is adjacent to Mystic Avenue. Proposed work includes reconstruction of the abutting sidewalk, constructing a plaza/civic space to the east of the building, and installing a landscaped strip to the west of the building. The eastern curb cut will be filled in and the western one will be narrowed down to 12 feet. Proposed changes to signage will primarily consist of adding no-parking signs to further enforce the current curb use conditions. Also proposed along the front are street trees and bicycle racks adjacent to the front of the building.

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## Pedestrian Access Plan

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Pedestrian access into the building is proposed along the Mystic Avenue side of the building and along the plaza/civic space. Access points lead to the lobby area and are internally connected as shown on Exhibit A.3 (**Appendix C**). The sidewalk along the north side of Mystic Avenue adjacent to the site is proposed at a width of 12 feet and is 13 feet at its widest; generally providing an 8-foot clear path. Any pinch points are noted on Exhibit A.3.

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## Bicycle Parking Plan

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Bicycle parking design and layout references and complies with the Somerville Zoning Ordinance<sup>1</sup>, as well as the City of Somerville's *Bicycle Parking Guide* and the Association of Pedestrian and Bicycle Professionals' (APBP's) *Bicycle Parking Guidelines*. Bicycle parking, short- and long-term, will be provided at no cost or fee to users of the Project.

This Project will provide at least the minimum short-term and long-term bicycle parking spaces for the proposed land used and size of the Project. Short-term bicycle parking will be provided on outdoor bicycle racks located near the building's primary entrance. As shown in Exhibit A.4, (**Appendix D**) the proposed bicycle parking will consist of seven outdoor bicycle racks to accommodate short-term parking for 14 bicycles: three adjacent the building (six bicycle spaces) and four in the plaza/civic space (eight bicycle spaces). The Project will construct 18 secure, covered bicycle parking spaces that will be available for employees in the basement level to be accessible via

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<sup>1</sup> Somerville Zoning Ordinance; Strategic Planning & Community Development; Somerville, MA; Dec. 12, 2019.



the lobby elevators. Bicycle parking will be secured via key-fob access or similar and protected by security/monitoring. The Project is exceeding the minimum requirements for bicycle parking.

A bicycle repair facility will be provided for tenant employees in a convenient location such as the bicycle storage room. Two shower facilities will be provided for tenant employees.

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## Motor Vehicle Parking Plan

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The Project does not propose any parking on-site and any parking demands are expected to be accommodated through Public District facilities. There are no vehicle parking minimum and/or maximum requirements for lab/office land uses in the ASMD zone within a transit area.

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## Vehicle Movement Plan

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Loading and service operations will occur in the designated loading area in the southwest corner of the building. Vehicles will back into the loading bay via Mystic Avenue. The loading bay will be approximately 12 feet wide by 58 feet deep and accommodate a 23-foot-long truck as well as a standard garbage truck. Two building entrances will be provided at the back of the loading zone to allow access to the ground-floor spaces. All vehicle movements exiting the loading area will also be forward-out, with a right-turn to Mystic Avenue westbound. The loading zone will also serve as the pick-up area for trash and recycling removal. At the back of the loading zone there is a service corridor for distribution of deliveries within the building. Vehicle movements are shown in Exhibit A.5 (**Appendix E**).

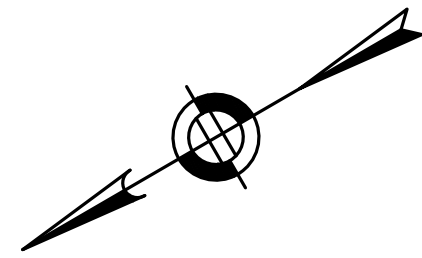


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## Appendix A

### Illustrative Site Plan



NOT FOR CONSTRUCTION

- |  |                  |  |                                   |
|--|------------------|--|-----------------------------------|
|  | Travel Lane      |  | Retail/Arts & Creative Enterprise |
|  | Primary Access   |  | Common Areas                      |
|  | Secondary Access |  | Deliveries/Loading/Trash Area     |
|  | Property Line    |  |                                   |

Notes  
1. Existing Lot No. 101-A-9

FINAL DESIGN PER

DRAFT

TRANSPORTATION ACCESS  
PLAN

45 MYSTIC AVENUE

ILLUSTRATIVE SITE PLAN

EXHIBIT  
A.1

**HOWARD STEIN HUDSON**  
11 Beacon Street, Suite 1010  
Boston, MA 02108  
www.hshudson.com

Date:  
June 2023

Scale:  
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

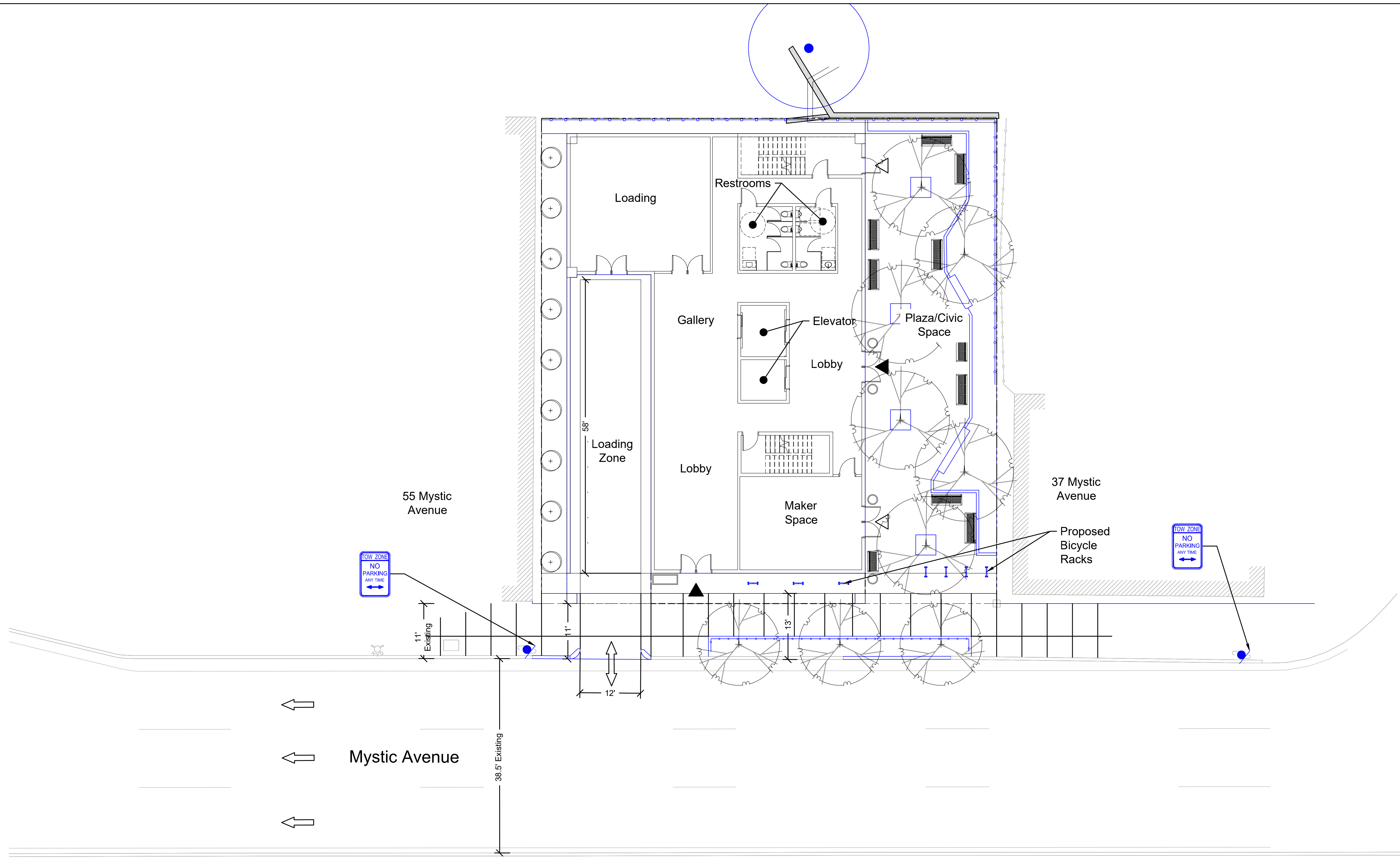
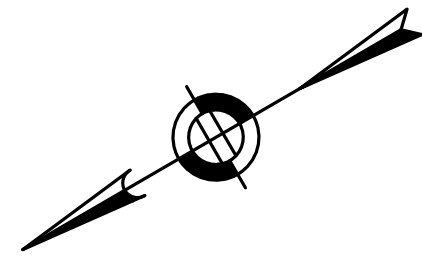


HOWARD STEIN HUDSON

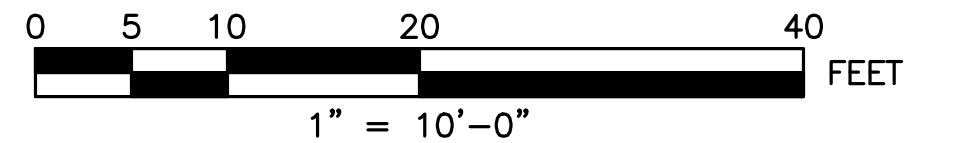
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## Appendix B

### Transportation Elements Plan



NOT FOR CONSTRUCTION



- |  |                  |  |                                 |
|--|------------------|--|---------------------------------|
|  | Travel Lane      |  | Existing Elements to be Removed |
|  | Primary Access   |  | Existing Elements to Remain     |
|  | Secondary Access |  | Proposed Elements               |
|  | Property Line    |  |                                 |

Notes  
1. Existing Lot No. 101-A-9

FINAL DESIGN PER

DRAFT

TRANSPORTATION ACCESS  
PLAN

45 MYSTIC AVENUE

TRANSPORTATION  
ELEMENTS PLAN

EXHIBIT  
A.2

HOWARD STEIN HUDSON  
11 Beacon Street, Suite 1010  
Boston, MA 02108  
www.hshudson.com

Date:  
June 2023

Scale:  
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

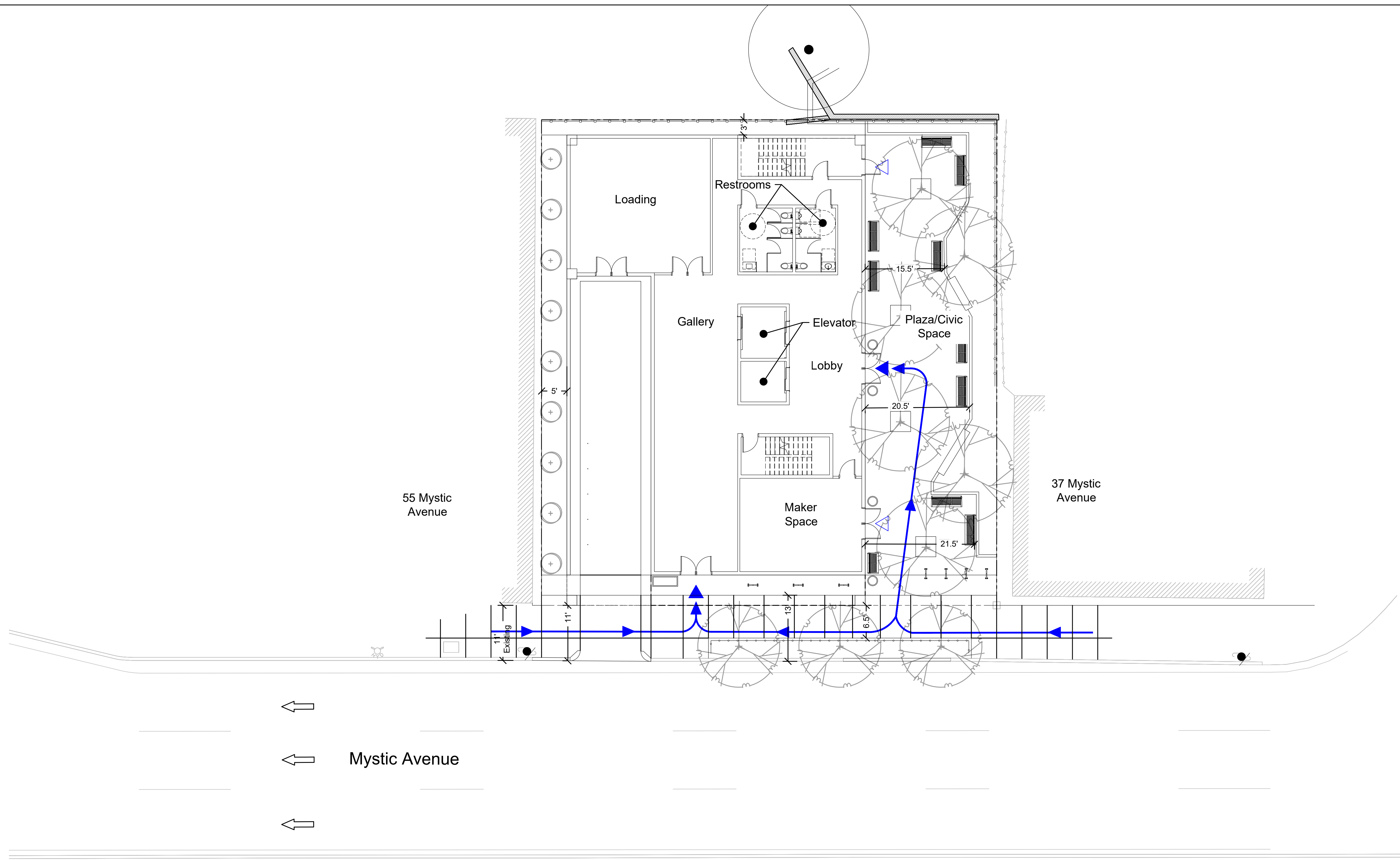
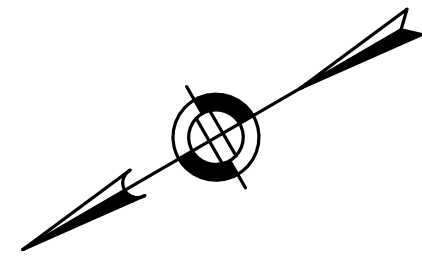


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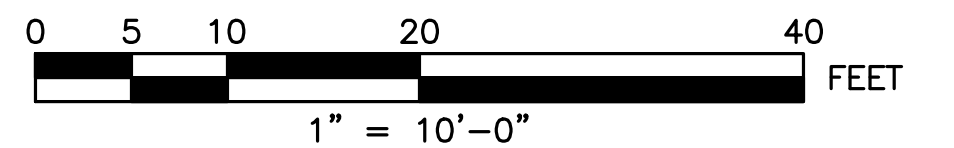
## Appendix C

### Pedestrian Access Plan



FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION



- |  |                  |  |                           |
|--|------------------|--|---------------------------|
|  | Travel Lane      |  | Pedestrian Path of Travel |
|  | Primary Access   |  |                           |
|  | Secondary Access |  |                           |
|  | Property Line    |  |                           |

Notes  
1. Existing Lot No. 101-A-9

FINAL DESIGN PER

DRAFT

TRANSPORTATION ACCESS  
PLAN

45 MYSTIC AVENUE

PEDESTRIAN ACCESS PLAN

EXHIBIT  
A.3

**HOWARD STEIN HUDSON**  
11 Beacon Street, Suite 1010  
Boston, MA 02108  
www.hshudson.com

Date:  
June 2023

Scale:  
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

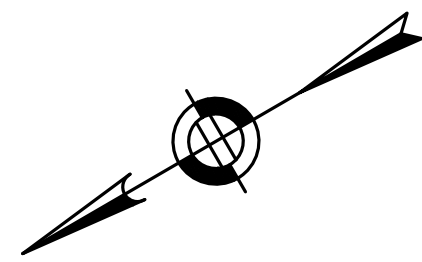


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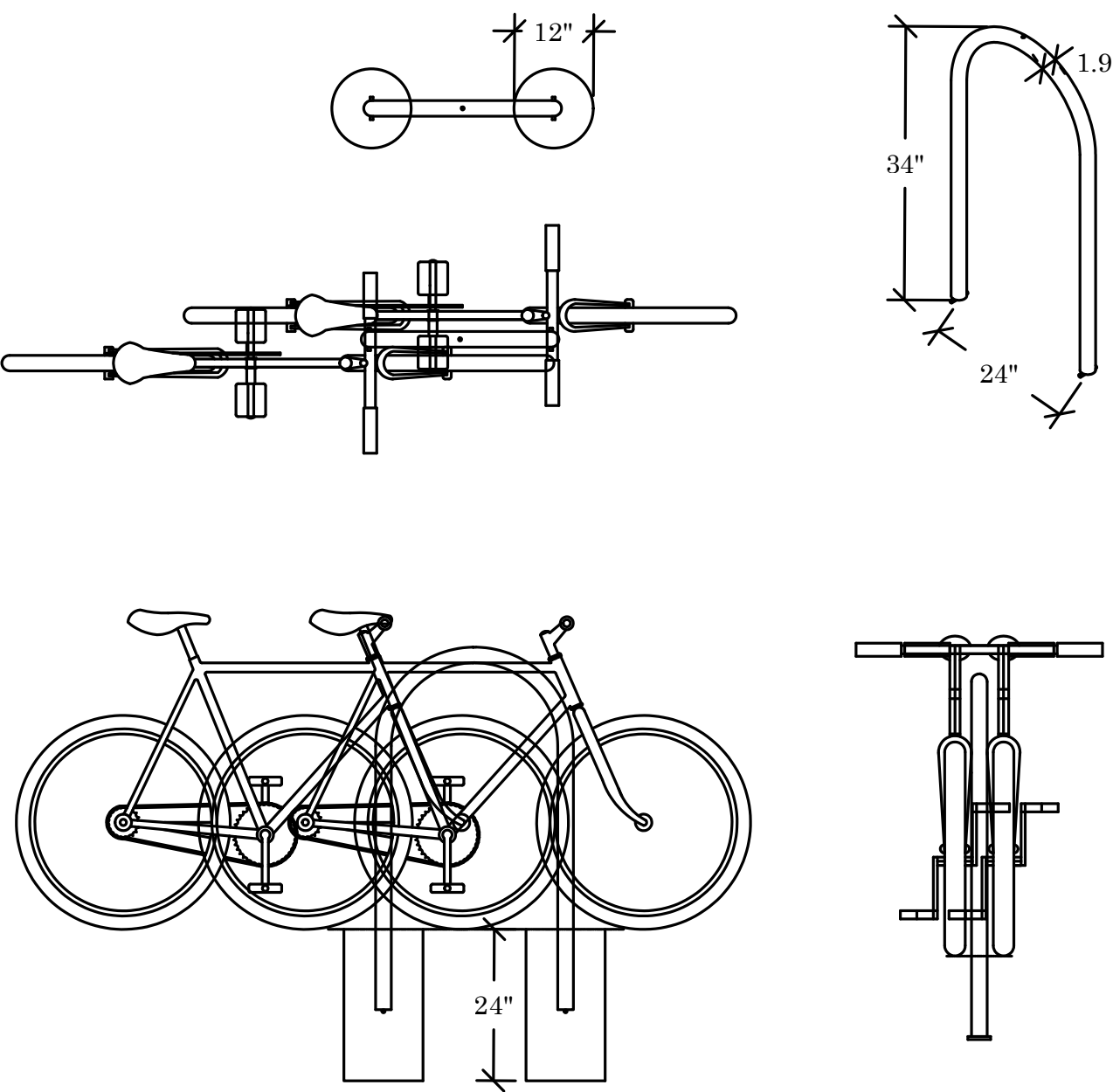
Engineers + Planners

## Appendix D

### Bicycle Parking Plan



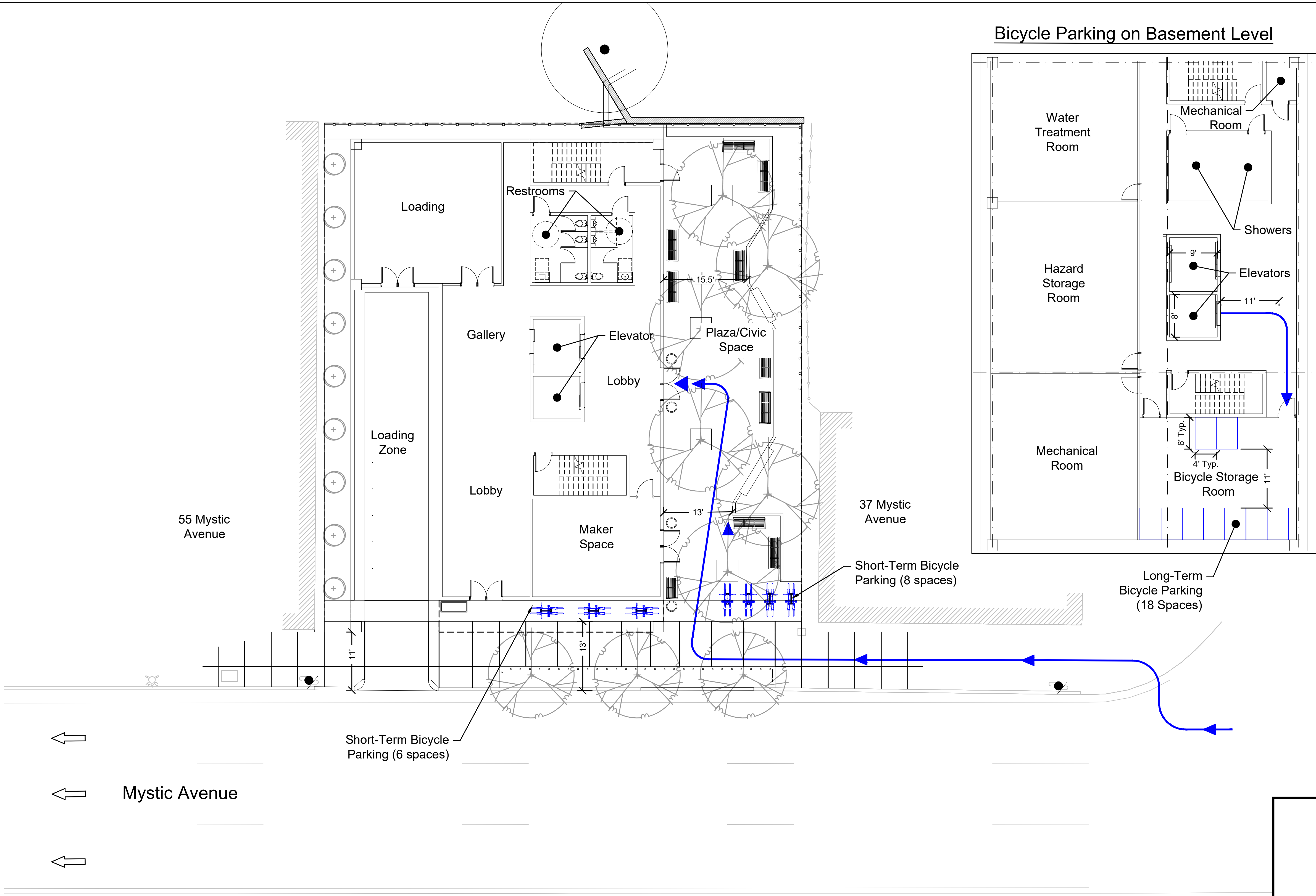
Hoop Rack Details  
Not to Scale



© 2018 Dero

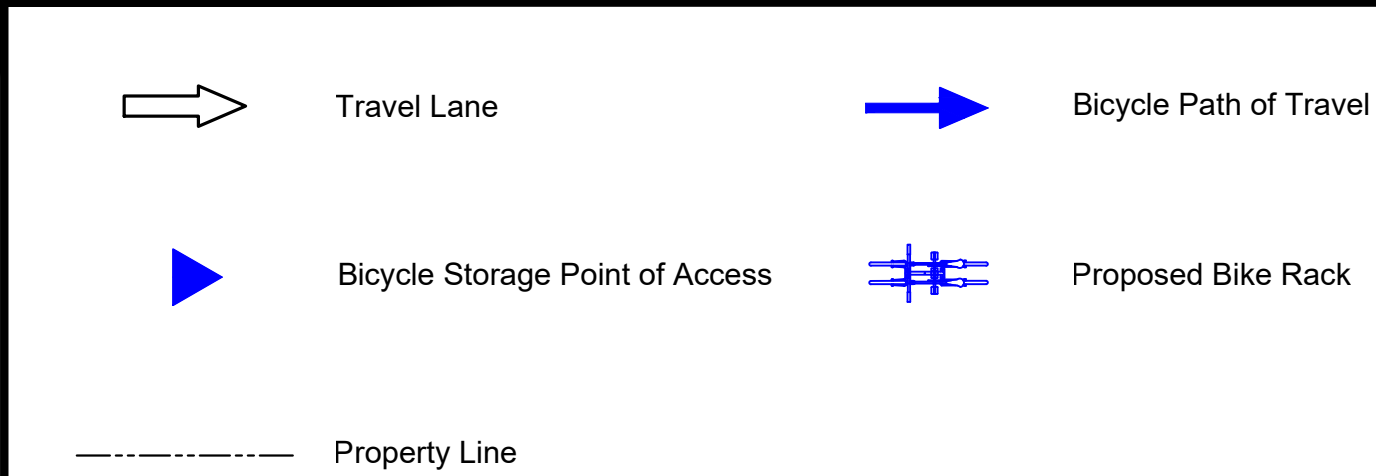
Notes

1. Bicycle racks shall be the *Dero Hoop Rack* or equivalent for each of the standard (indoor/outdoor) and extra wide spaces.
2. Each rack has a capacity of 2 bikes.
3. Racks materials shall be 1.5" schedule 40 pipe (1.9" OD).
4. Rack finish shall be the powder coat. The powder coat finish assures a high level of adhesion and durability by following these steps: (a) Sandblast, (b) Epoxy primer electrostatically applied, (c) final thick TGIC polyester powder coat.
5. Racks shall be in-ground mounted embedded into concrete base.



FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION



Bicycle Parking Zoning Requirements			Total Bicycle Parking Provided	
	Short-term/Visitor	Long Term	Short-term/Visitor	Long Term
R&D:	1 per 20,000 sf (3)	1 per 5,000 sf (11)	14 spaces	18 spaces

Notes

1. Existing Lot No. 101-A-9

FINAL DESIGN PER

DRAFT

TRANSPORTATION ACCESS  
PLAN

45 MYSTIC AVENUE

BICYCLE PARKING PLAN

EXHIBIT  
A.4

  
**HOWARD STEIN HUDSON**  
11 Beacon Street, Suite 1010  
Boston, MA 02108  
www.hshudson.com

Date:  
June 2023

Scale:  
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

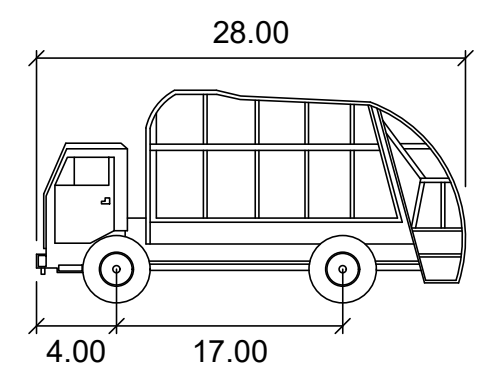
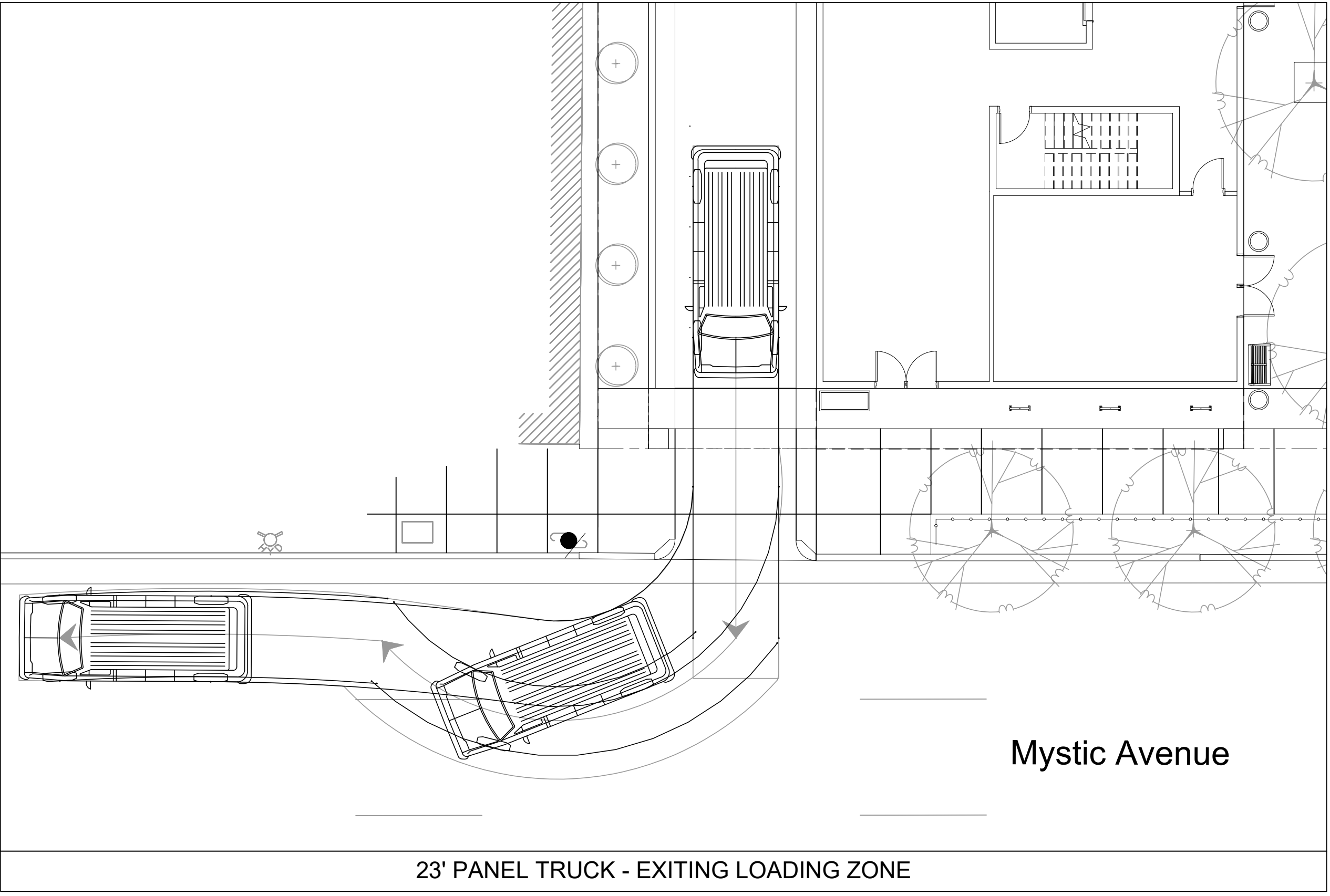
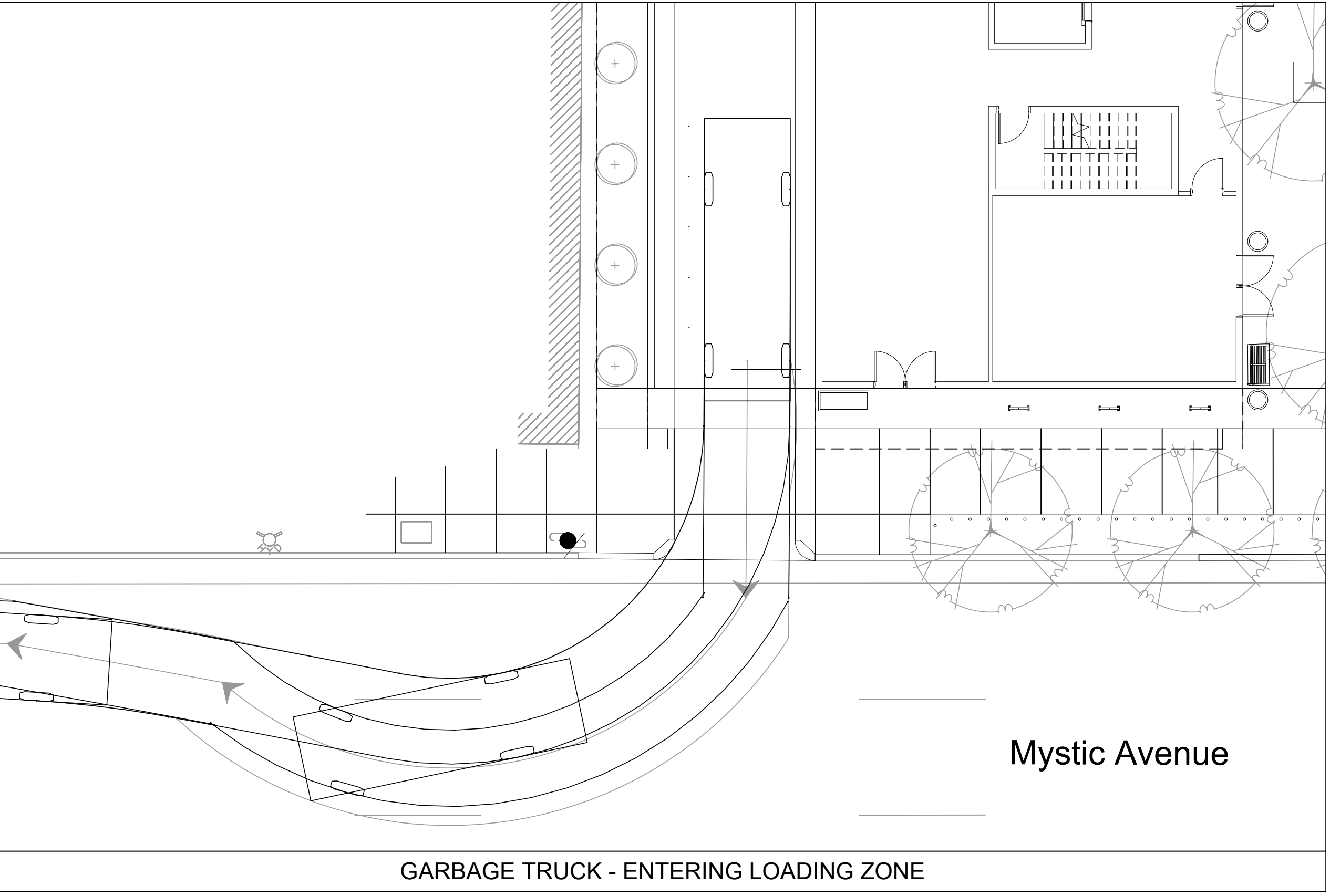
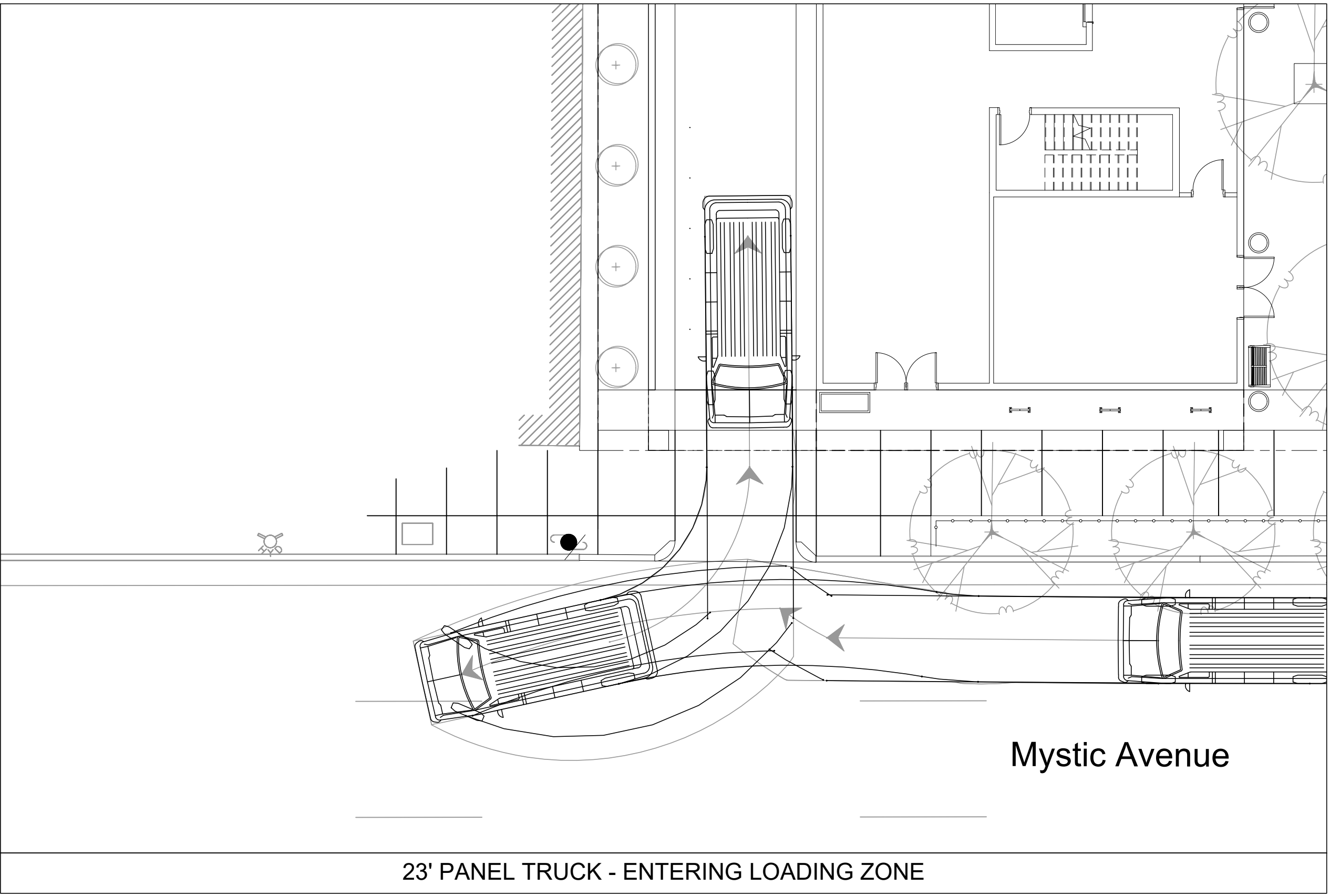
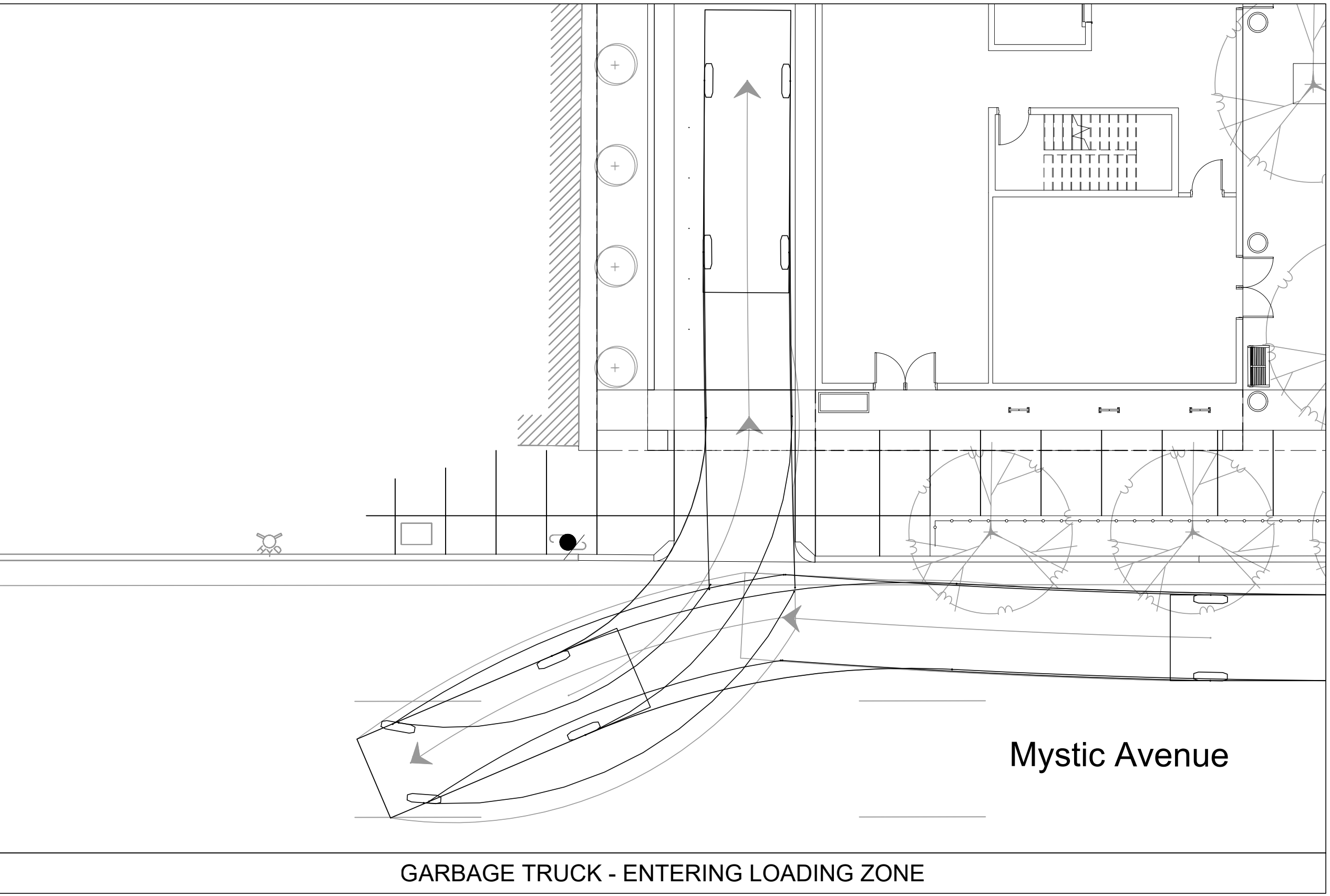


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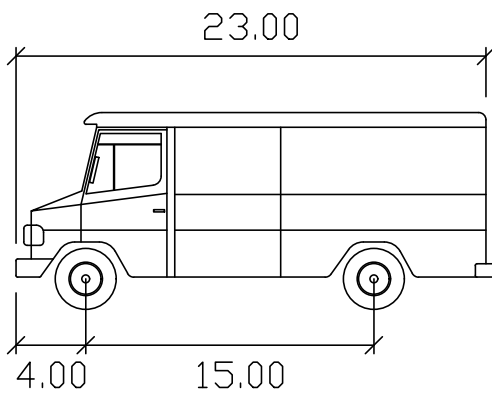
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## Appendix E

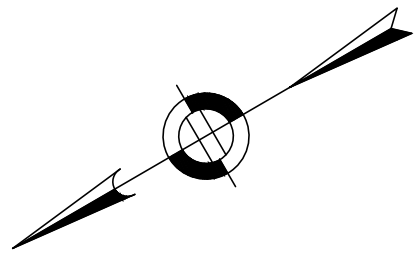
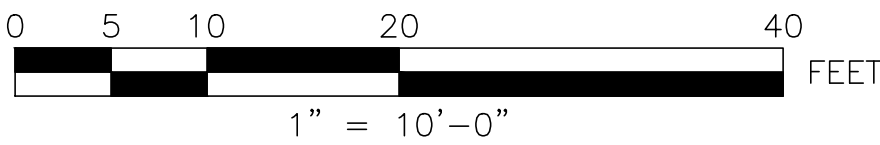
### Vehicle Movement Plan




Garbage Truck      feet  
Width               : 8.50  
Track                : 8.50  
Lock to Lock Time : 6.00  
Steering Angle     : 30.00



DL-23                               feet  
Width                   : 8.50  
Track                   : 8.50  
Lock to Lock Time : 6.0  
Steering Angle       : 40.4



FOR CITY OF SOMERVILLE USE

FINAL DESIGN PER  <b>DRAFT</b>  TRANSPORTATION ACCESS PLAN	45 MYSTIC AVENUE	
	VEHICLE MOVEMENT PLAN	EXHIBIT A.5
	 HOWARD STEIN HUDSON 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshudson.com	Date: June 2023  Scale: 1" = 10'-0"



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