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TO:	Brad Rawson City of Somerville – Director of Mobility	DATE:	October 5, 2023
FROM:	Ian McKinnon, P.E., PTOE, RSP Christa Lucas, P.E.	HSH PROJECT NO.:	2022144.00
CC:	Adam Burns and John Beatty, Burns Realty and Investments		
SUBJECT:	45 Mystic Avenue, Somerville, MA – Loading Reconfiguration		

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In January 2023, *Howard Stein Hudson (HSH)* submitted a Transportation Impact Study (TIS) for the proposed redevelopment of 45 Mystic Avenue in Somerville, Massachusetts (the Project). The City of Somerville Planning Board responded to the Master Plan Special Permit (MPSP) Application on September 1 and September 29, 2023. The purpose of this memorandum is to respond to the Mobility and Engineering comments within the Supplemental Staff Memo and provide a revised loading configuration for the Project as requested.

The Project will consist of the redevelopment of the existing one-story auto repair shop into a lab/office building which includes a ground-floor gallery, studio, and café, and an outdoor pocket park. The Project does not propose to construct any new parking spaces and will utilize the commercial parking supply in the existing parking garages throughout the Assembly Square Mixed-use District (ASMD).

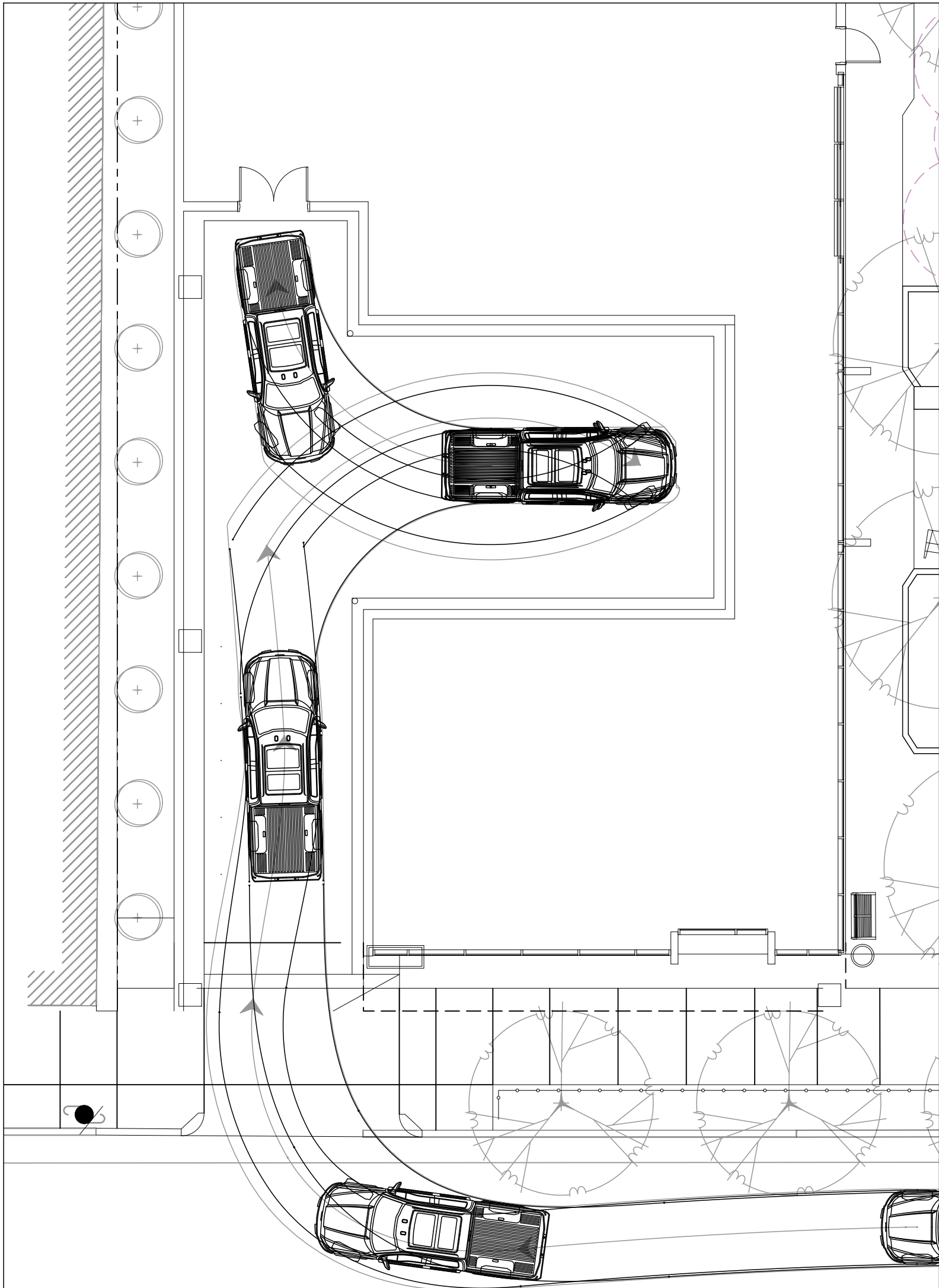
## Loading/Circulation

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Mobility and Engineering Staff determined it unsafe and inappropriate to allow vehicles to back in or back out of the loading zone onto this part of Mystic Avenue. The Project has revised the site access and circulation to allow service/loading vehicles to enter and exit the site without backing. A turning area has been incorporated into the ground floor to allow vehicles to turn around within the loading area.

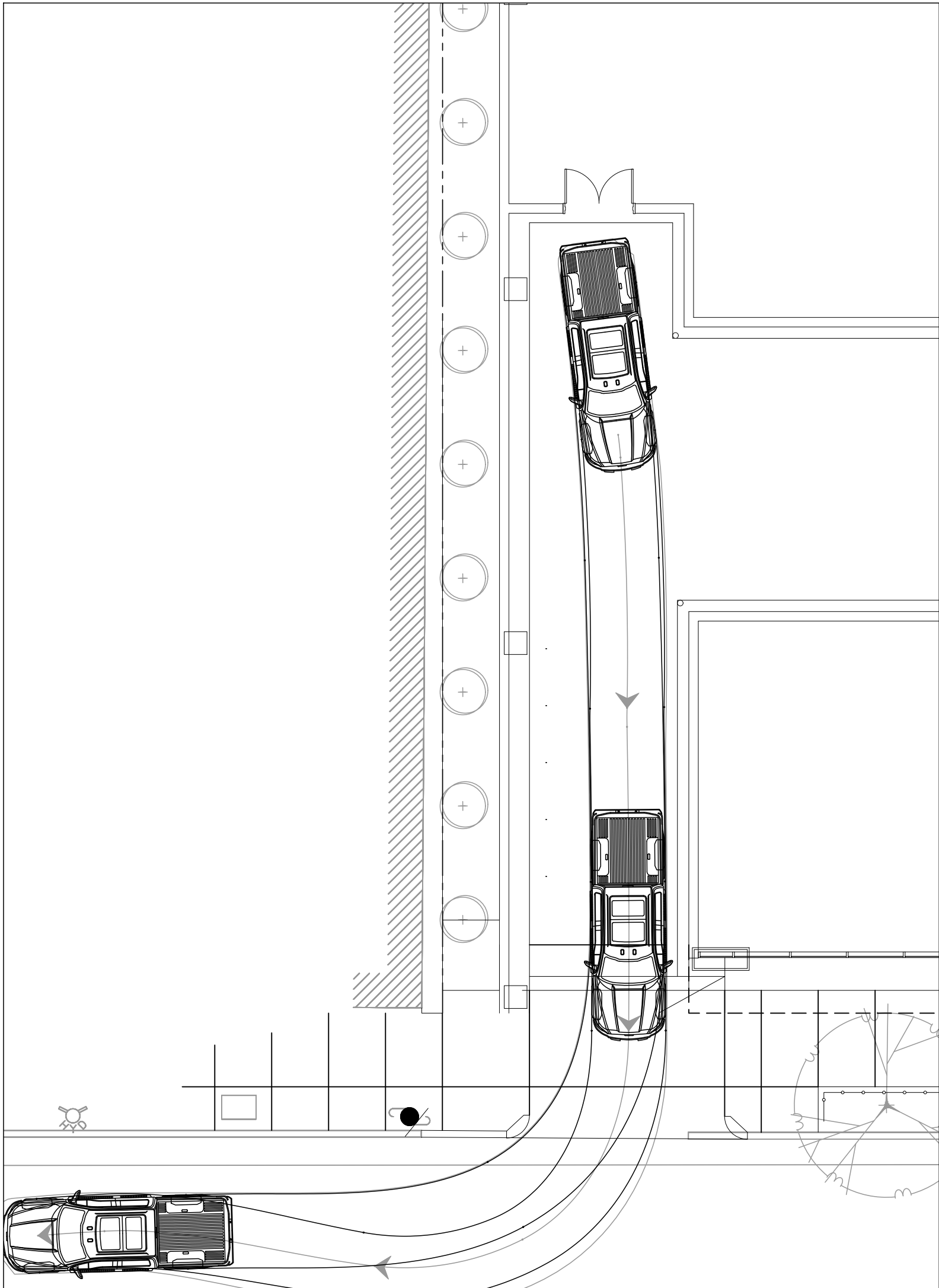
The loading zone will serve trash, recycling, and delivery services. Delivery services will occur on a 23-foot panel truck or smaller. Trash/recycling will be accommodated with a Ford F-150 dump truck style vehicle used at other buildings owned and operated by the Proponent. Mystic Avenue in front of the Site is one-way northwest-bound; entering traffic will approach the site from the southeast and exiting traffic will egress to the northwest. Service access is illustrated in **Figure 1**.

A revised Transportation Access Plan will be submitted for the Project to review and illustrate access to the building by pedestrians, bicyclists, and motor vehicles, including delivery and garbage trucks, and identify transportation and streetscape improvements associated with the Project.



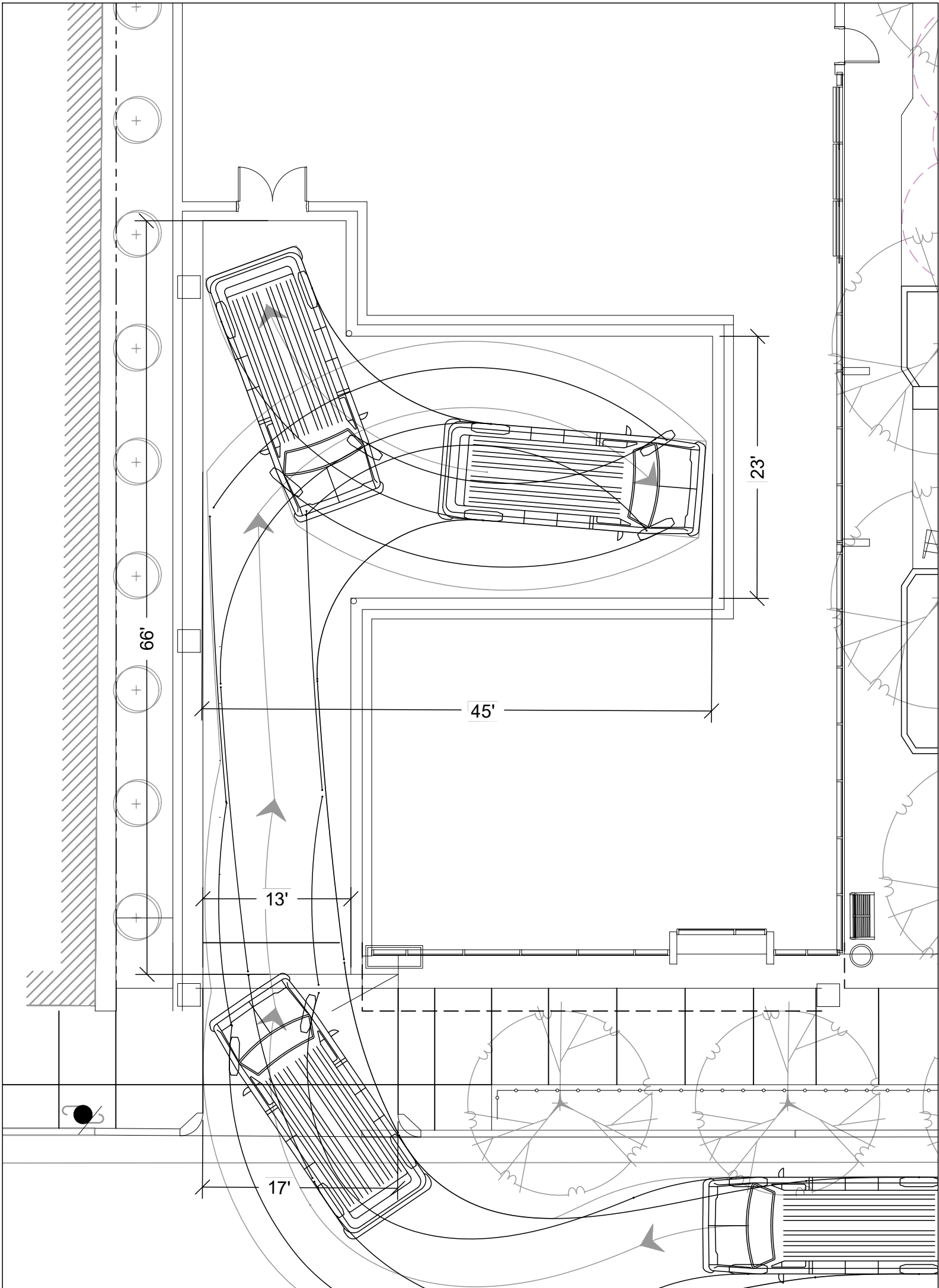
Mystic Avenue

F150 DUMP TRUCK - ENTERING LOADING ZONE



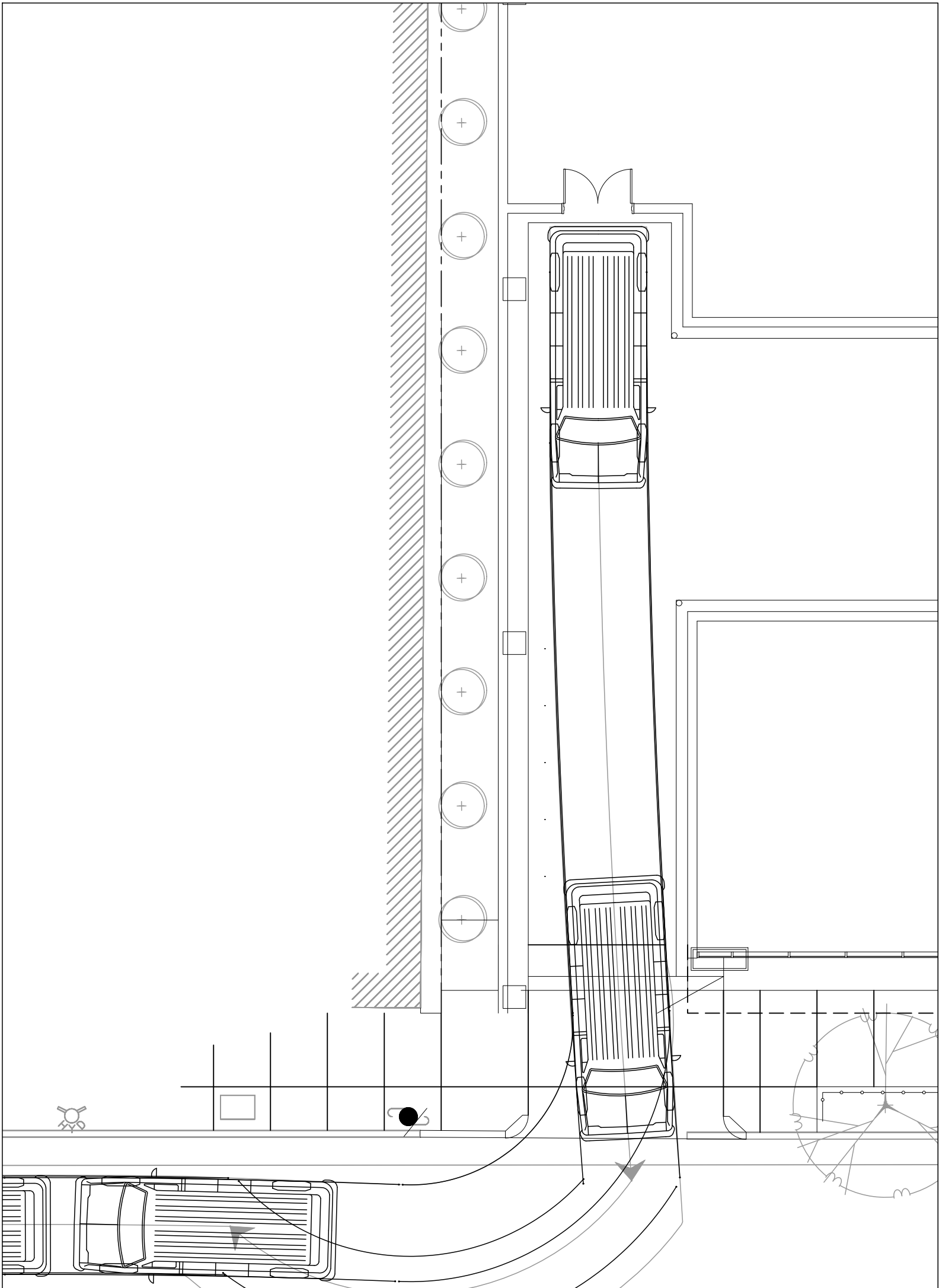
Mystic Avenue

F150 DUMP TRUCK - EXITING LOADING ZONE



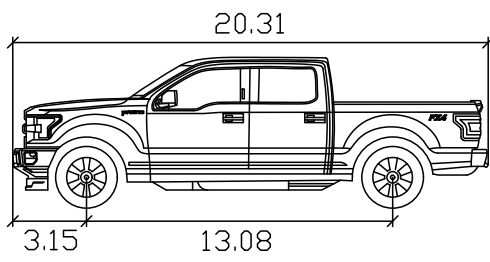
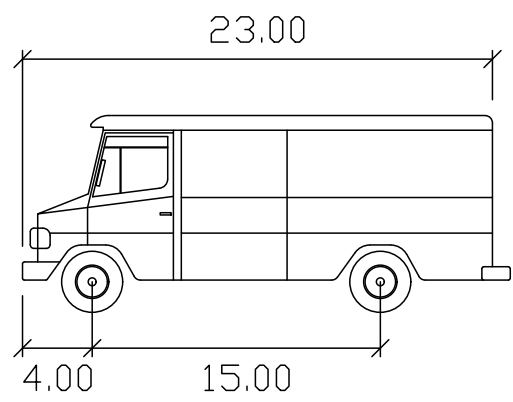
Mystic Avenue

23' PANEL TRUCK - ENTERING LOADING ZONE

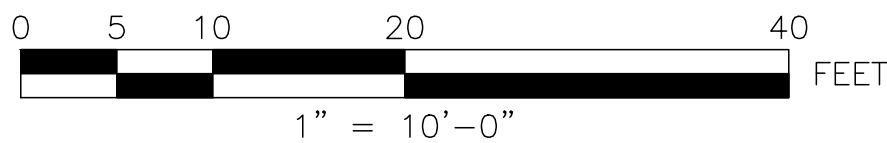
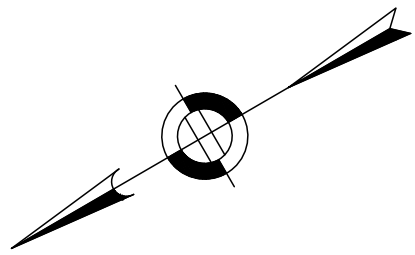


Mystic Avenue

23' PANEL TRUCK - EXITING LOADING ZONE




Ford F-150 Crew Cab 2015  
Width : 6.66 feet  
Track : 6.50  
Lock to Lock Time : 6.0  
Steering Angle : 35.0



DL-23

Width : 8.50 feet  
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	Figure 1
	 HOWARD STEIN HUDSON 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshudson.com	Date: October 2023  Scale: 1" = 10'-0"