



CITY OF SOMERVILLE

Inspectional Services • Planning Board • Zoning Board of Appeals

CERTIFICATION OF REQUIRED MATERIALS BY CITY OF SOMERVILLE MOBILITY DIVISION

Development Site Address:

Applicant Name:

As required by the Somerville Zoning Ordinance and/or the City of Somerville's Development Review Submittal Requirements, I certify that I have received and approved the following materials for the development proposal identified above:

- ☐ Transportation Access Plan
- ☐ Transportation Impact Study
 - Approved TIS Scoping Letter
 - Final TIS Study
- ☐ Mobility Management Plan
 - Mobility Management Plan
 - Signed MMP Final Approval Letter

Signature:


Mobility Division Representative

Date:



Transportation Access Plan

2-4 Alpine Street

Somerville, MA

August 2023

Prepared for:

The City of Somerville

Developer:

2-4 Alpine Street, LLC

Prepared by:

 BSC GROUP
803 Summer Street
Boston, MA 02127
(617) 896-4300

Project Summary

On behalf of 2-4 Alpine Street, LLC (the Developer), BSC Group (BSC) has developed the following Transportation Access Plan (TAP) for review and approval by the City of Somerville. This is an update to the previously submitted TAP by GM2 in December 2022 and includes updated project programming. The subsequent sections outline the various aspects of the project.

Project Name and Address

2-4 Alpine Street Development
2-4 Alpine Street
Somerville, MA 02144

Project Information

26 Residential Dwelling Units (approximately 15,462 square feet)
First Floor Commercial Space (approximately 1,844 square feet)

Project Location

The Project site is located approximately $\frac{3}{4}$ of a mile east of Davis Square and approximately $\frac{1}{2}$ -mile southeast of Ball Square. The existing site is bounded by Alpine Street to the south, Cedar Street to the west, the Somerville Community Path to the north, and a residential building to the east. The closest intersections to the Project site are:

- Cedar Street at Alpine Street (unsignalized)
- Cedar Street at Warwick Street and Morrison Avenue (unsignalized)
- Cedar Street at Clyde Street (unsignalized)
- Cedar Street at Lexington Avenue and Albion Street (unsignalized)

Project Plans Included:

1. Illustrative Site Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Bicycle Parking Plan

Project Plans Not Included:

1. Motor Vehicle Parking Plan
2. Motor Vehicle Movement Plan(s)

SITE ACCESS

The Project site is bounded by existing roadways, residential property, and the Somerville Community Path. Main access will be provided along Cedar Street for the commercial space and along Alpine Street for the residential units.

Site Plans and Supporting Graphics

The Site Plans accompanying this application have been attached in the Appendix for reference. These plans include graphics highlighting the ground level floor plan along with pedestrian and bicycle accommodations.

ILLUSTRATIVE SITE PLAN

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

TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts multiple elements on-site that will remain, be added, and be removed. As part of this Project, the site will be completely razed and cleared of all existing elements. Proposed elements include a new mixed-use building, new sidewalks along Cedar Street and Alpine Street, and both short-term and long-term 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 sidewalk along the site frontage along Cedar Street and Alpine Street will be reconstructed. 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, 30 long-term and eight (8) short-term bicycle parking spaces are being proposed on-site. The short-term bicycle parking spaces will be located along Alpine Street and Cedar Street. The long-term bicycle parking spaces will be on the first floor and will be sheltered, secured, and accessible via the main residential entrance or via an alley way on the east side of the building. The locations and configurations of the on-site bicycle parking are shown (see Figure C-104 and Bike Rack Specifications attached in the Appendix).

MOTOR VEHICLE PARKING PLAN

Given the location of the Project site within Somerville, zero (0) on-site vehicle parking spaces are being proposed. As such, a motor vehicle parking plan is not required as part of this submission.

MOTOR VEHICLE MOVEMENT PLAN

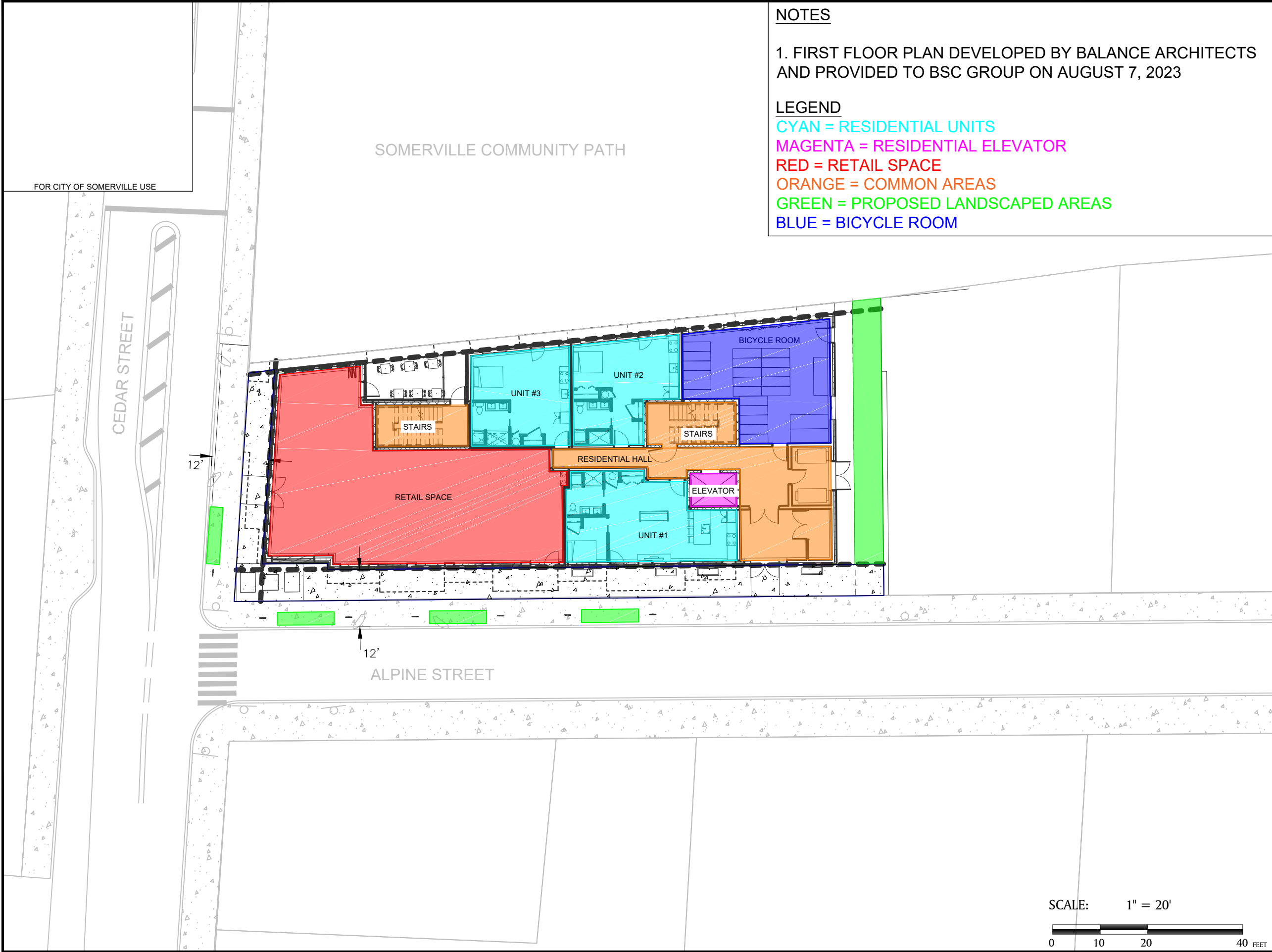
Given that there will be zero (0) on-site vehicle parking spaces, a motor vehicle movement plan is not required as part of this submission.

[This Page Left Blank Intentionally]

APPENDIX

**ILLUSTRATIVE SITE PLAN
TRANSPORTATION ELEMENTS PLAN
PEDESTRIAN ACCESS PLAN
BICYCLE PARKING PLAN
BICYCLE PARKING SPECIFICATIONS**

ILLUSTRATIVE SITE PLAN



- NOTES**
1. FIRST FLOOR PLAN DEVELOPED BY BALANCE ARCHITECTS AND PROVIDED TO BSC GROUP ON AUGUST 7, 2023
- LEGEND**
- CYAN = RESIDENTIAL UNITS
 - MAGENTA = RESIDENTIAL ELEVATOR
 - RED = RETAIL SPACE
 - ORANGE = COMMON AREAS
 - GREEN = PROPOSED LANDSCAPED AREAS
 - BLUE = BICYCLE ROOM

**2-4 ALPINE STREET
DEVELOPMENT**

**CITY OF SOMERVILLE
MASSACHUSETTS**

FIGURE C-101

**ILLUSTRATIVE
SITE PLAN**

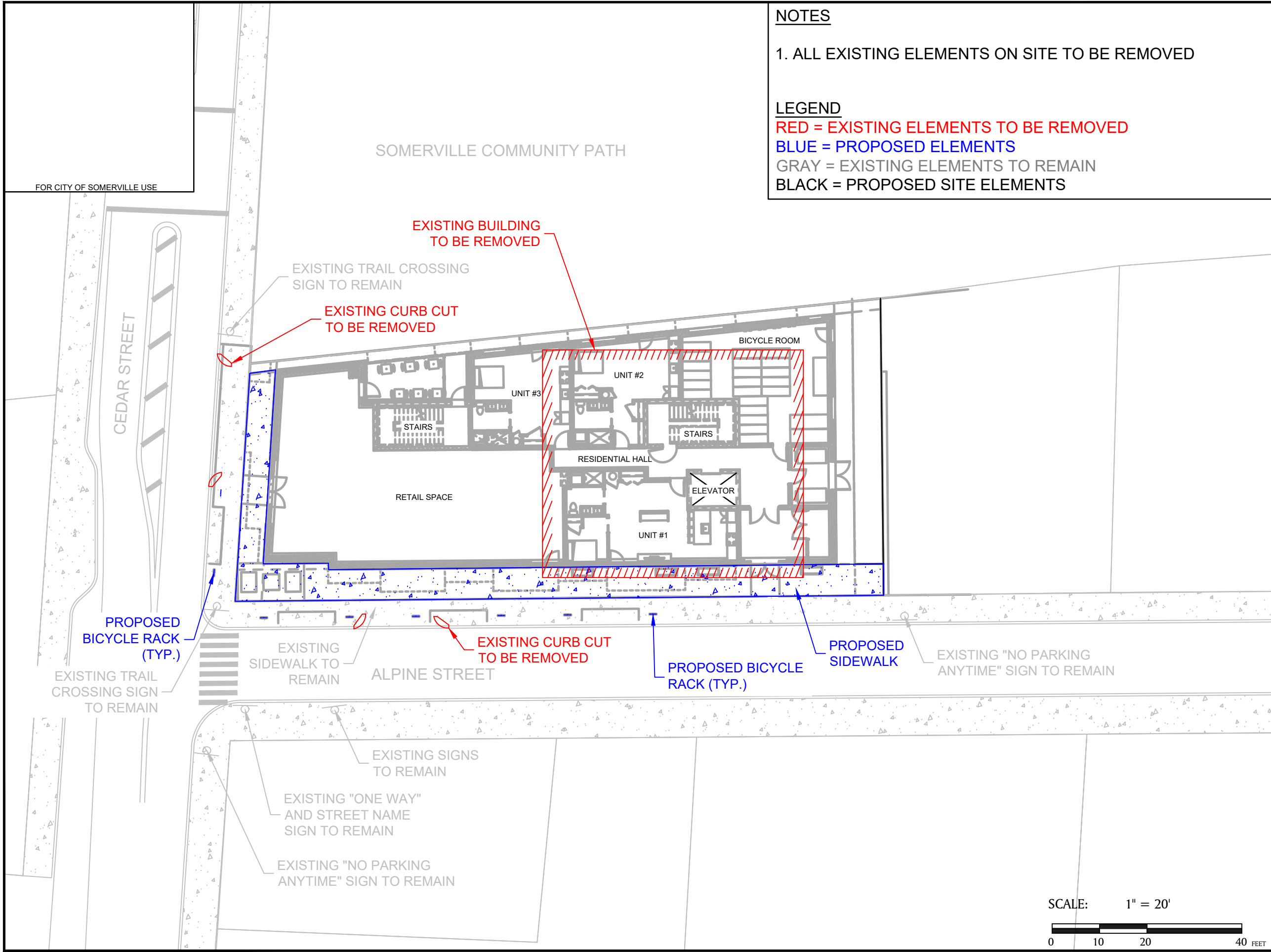
PREPARED FOR:

2-4 ALPINE STREET, LLC
P.O. BOX 610312
NEWTON, MA 02461

BSC GROUP
803 Summer Street
Boston,
Massachusetts 02127
617 896 4300

Job No.:	28505.00	Date:	AUGUST 9, 2023
Scale:	1" = 20'	Revised:	
Dwg No.:			
File:			

TRANSPORTATION ELEMENTS PLAN



- NOTES**
1. ALL EXISTING ELEMENTS ON SITE TO BE REMOVED
- LEGEND**
- RED = EXISTING ELEMENTS TO BE REMOVED
BLUE = PROPOSED ELEMENTS
GRAY = EXISTING ELEMENTS TO REMAIN
BLACK = PROPOSED SITE ELEMENTS

**2-4 ALPINE STREET
DEVELOPMENT**

**CITY OF SOMERVILLE
MASSACHUSETTS**

**FIGURE C-102
TRANSPORTATION
ACCESS PLAN**

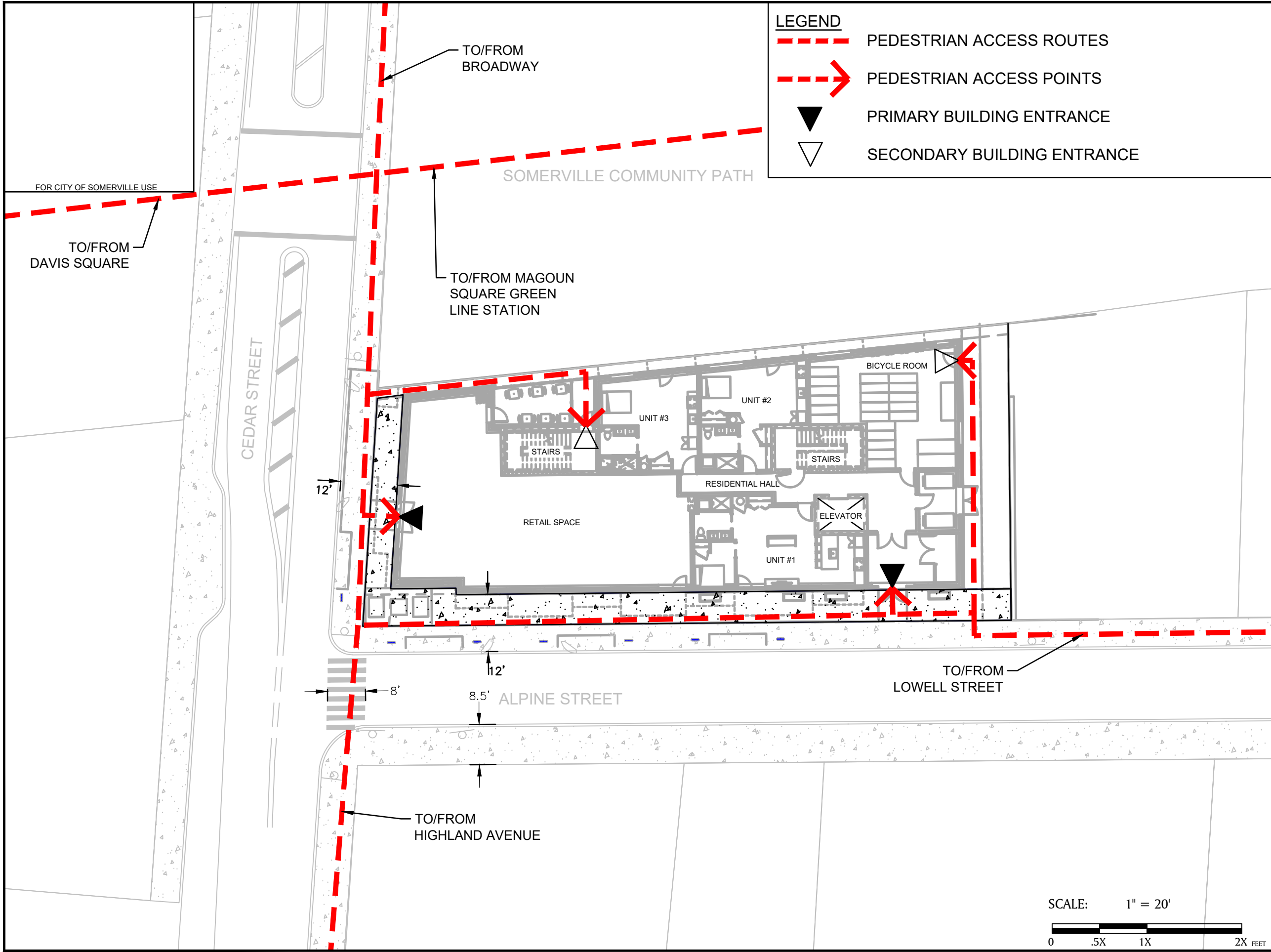
PREPARED FOR:
2-4 ALPINE STREET, LLC
P.O. BOX 610312
NEWTON, MA 02461

BSC GROUP
803 Summer Street
Boston,
Massachusetts 02127
617 896 4300

Job No.: 28505.00 Date: AUGUST 9, 2023
Scale: 1" = 20' Revised:
Dwg No:
File:

SCALE: 1" = 20'
0 10 20 40 FEET

PEDESTRIAN ACCESS PLAN



LEGEND

- PEDESTRIAN ACCESS ROUTES
- PEDESTRIAN ACCESS POINTS
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE

2-4 ALPINE STREET
DEVELOPMENT

CITY OF SOMERVILLE
MASSACHUSETTS

FIGURE C-103

PEDESTRIAN
ACCESS PLAN

PREPARED FOR:
2-4 ALPINE STREET, LLC
P.O. BOX 610312
NEWTON, MA 02461

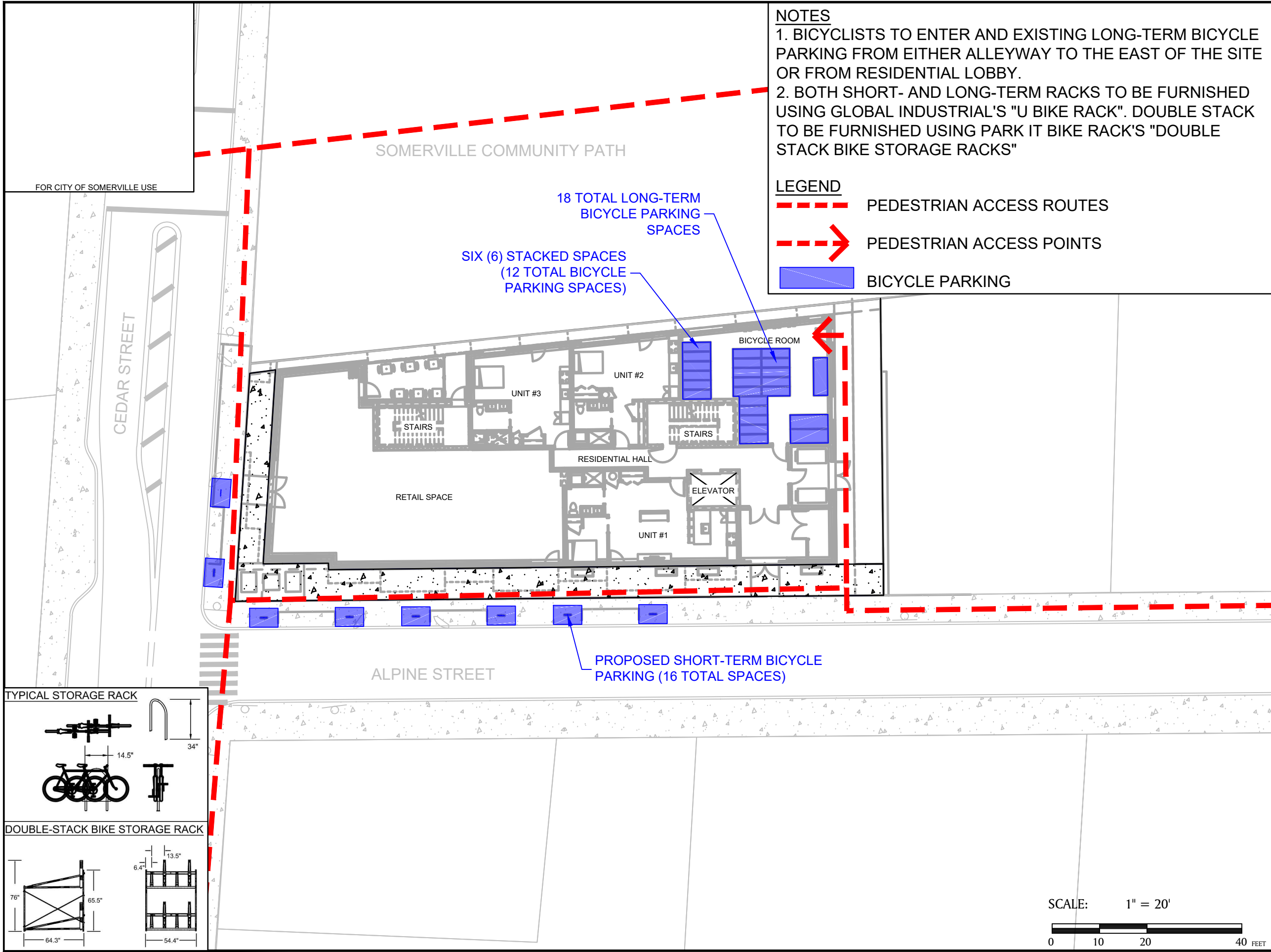
BSC GROUP
803 Summer Street
Boston,
Massachusetts 02127
617 896 4300

Job No.:	28505.00	Date:	AUGUST 7, 2023
Scale:	1" = 20'	Revised:	
Dwg No.:			
File:	NAME		

SCALE: 1" = 20'

0 .5X 1X 2X FEET

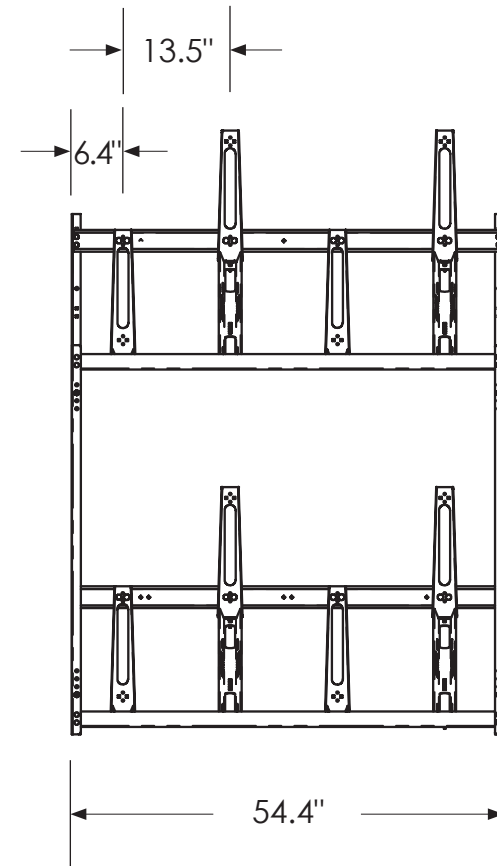
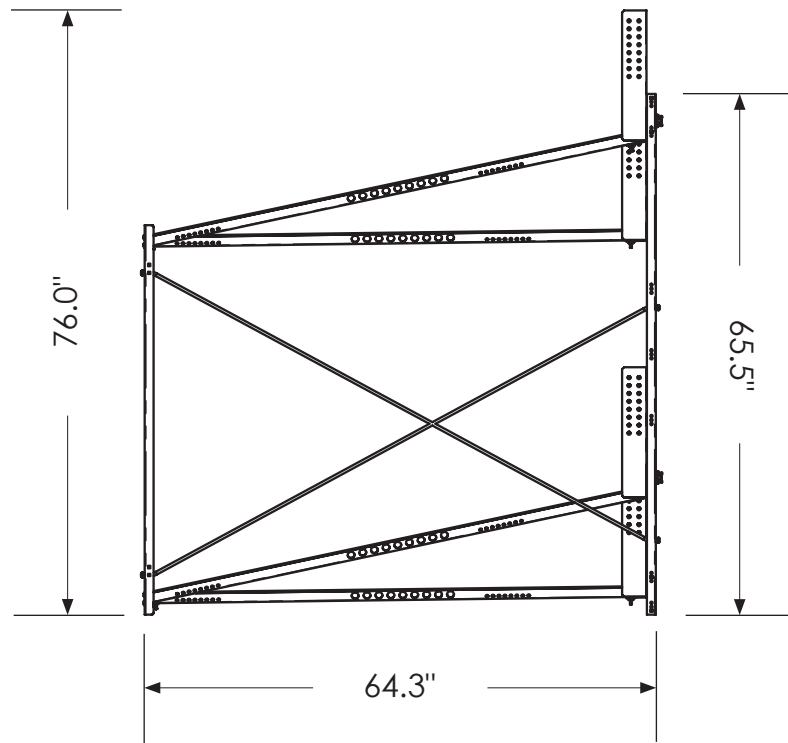
BICYCLE PARKING PLAN



BICYCLE PARKING SPECIFICATIONS

	Double-Stack Bike Storage Racks	Global Industrial™ U-Rack Bike Rack
Length	54.5"	14.5"
Width	64.5"	1.625"
Height	76"	34"
Weight	144 lbs	12.2 lbs
Material	Steel	Steel
Mount Type	Freestanding	Flange

DOUBLE-STACK BIKE STORAGE RACKS - 8 BIKE CAPACITY SPECIFICATIONS



TOTAL WEIGHT: 144 lbs

NOTES: 1) Minimum Ceiling Height 8'0"



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

December 7th, 2021

2 Alpine Street, LLC
c/o Elan Sassoon
P.O. Box 610312
Newton, MA 02461

Dear Mr. Sassoon,

This letter is the Final Decision of the Director of Mobility ('the Director') for the Mobility Management Plan ('MMP') submitted by 2 Alpine St, LLC, c/o Elan Sassoon, (the 'Applicant') 2-4 Alpine Street as required by §11.4 Mobility Management of the Somerville Zoning Ordinance (SZO). The decision is an **Approval with Conditions**. This letter details the conditions necessary for the successful implementation of your plan.

Background & Applicability

The Applicant proposes to redevelop approximately 0.17 acres of land on Alpine St at the corner of Cedar Street to construct a 23,003 square foot (sf) mixed use development in the MR4 zoning district consisting of one building with 27 residential units, 11 below-grade vehicle parking spaces, 28 long-term bicycle parking spaces, and 5 short-term bicycle parking spaces.

The proposed building will meet the twenty (20) or more total dwelling unit threshold to trigger MMP requirements of the property owner.

Plan Commitments

Programs and Services Required by the Somerville Zoning Ordinance (SZO)

The SZO requires the Applicant to make the following commitment in relation to the mode share commitment requirements for all mobility management plans:

- To making reasonable efforts to control the percentage of trips made by automobile at fifty percent (50%) or less and to implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.



The SZO requires the Applicant to make the following commitments in relation to the programs and services required for the property owner of a residential building with 20 or more dwelling units:

- To post and distribute mobility management information, including information pertaining to pedestrian, cycling and transit access to the Project Site.
- To un-bundle the rental or lease of parking spaces from the rental or lease of floor space.
- To provide on-site parking spaces at no cost for car-sharing vehicles

Additional Commitments

The Applicant has also committed to the following additional programs & services:

- To make reasonable efforts made to control the percentage of trips made by automobile at 37.5% or less by 2030 and at 25% or less by 2040 to meet the city's SomerVision 2040 goals.
- To host an Annual Mobility Education Meeting – all residents in the building will be invited to attend a Mobility Education meeting to learn about options annually.
- To post TDM program information on the Project's websites, in related media, in annual emails or newsletters.
- To sell or lease parking spaces at market rate and to provide standard purchase or lease agreement language for unbundled and market rate parking for approval by the Director of Mobility prior to the issuance of any Certificate of Occupancy. The owner will provide either a copy of executed purchase or lease agreements or an affidavit signed by the property owner and tenant(s) verifying this language was included and agreed to in the purchase or lease agreement.

Mobility Division Comments and Approval Conditions

The Mobility Division commends the applicant for proposing a relatively low overall parking ratio of approximately 0.41 parking spaces per unit. When paired with strong Transportation Demand Management measures, transit amenities and connections, as well as additional supportive infrastructure to encourage the use of non-vehicle transportation modes, a limited parking supply can reduce auto mode share and is an integral component of Mobility Management planning for this site.

- **CONDITION #1:** *The Applicant will charge no less than the demonstrated market rate for all parking spaces for a similar time period within a reasonable market radius. This condition does not apply to car share vehicle parking spaces. Standard lease agreement language for unbundled and market rate parking must be approved by the Director prior to the issuance of any Certificate of Occupancy. To verify ongoing conformance, the property owner must provide either a copy of executed lease agreements or an affidavit signed by the property owner and tenant(s) verifying that this language was included and agreed to in the lease or other agreement.*
- **CONDITION #2:** *Posted and distributed mobility management information must be reviewed and approved by the Director of Mobility prior to the issuance of any Certificate of Occupancy for the building.*
- **CONDITION #3:** *At least 2 vehicle parking spaces must be signed, designated, reserved, and made available for car share vehicles at no cost to a car share service provider. Spaces may*

be brought online at the discretion of the car share service provider. Notification of available spaces to car share service providers must be documented prior to the issuance of any Certificate of Occupancy and in annual reporting. Applicant may choose instead to provide their own vehicles and reservation system for on-site car sharing spaces.

- **CONDITION #4:** *At least 25% of the vehicle parking spaces, rounded to the nearest whole number (3 spaces if parking count is 11) must be equipped with Level 2 Chargers when the garage opens for occupancy. The remaining 75% of garage vehicle parking spaces must be EV Ready spaces. EV Ready spaces must be equipped with Level 2 chargers (or then current technology) as demand warrants. Documentation of EV readiness must be submitted to the Mobility Division prior to the issuance of any building permit for the site, including provisions for raceway to each parking space, adequate space in the electrical panel, and space for additional transformer capacity to accommodate the future installations.*
- **CONDITION #5:** *On-site real time transit information is required, consisting of one (1) connected TransitScreen display (or equivalent service) located inside the retail space or incorporated into the building facade, facing and visible to the adjacent public sidewalk on Cedar St. Details on the locations of real time transit information screen will be submitted to the Director for approval prior to the issuance of a building permit for any portion of the Project.*
- **CONDITION #6:** *The Applicant will provide a stored value MBTA Charlie Card, with the value of a combined bus/subway pass (currently set at \$90 but subject to MBTA fare increases) to each adult member of a new household during the first month of initial occupancy of a new household. Up to two Charlie Cards total per household are required. This requirement renews each time a new household moves in to incentivize new households to use public transportation.*
- **CONDITION #7:** *The Applicant will provide a one-month bikeshare membership (currently set at \$20 but subject to fare increases) to each adult member of a new household during the first month of initial occupancy of a new household. Up to two one-month bikeshare memberships total per household are required. This requirement renews each time a new household moves in to incentivize new households to use the bikeshare system.*
- **CONDITION #8:** *Rather than 50%, the Applicant's initial vehicle mode share commitment will be 45.3% so that it is consistent with the existing commuting characteristics in Census Tract 3503. The Applicant will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.*
- **CONDITION #9:** *The Applicant will make reasonable efforts to control the percentage of resident trips made by vehicle at 37.5% or less by 2030 and at 25% or less by 2040 in order to meet the city's SomerVision 2040 goals. The Applicant will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.*

- **CONDITION #10:** *The Applicant will provide a payment of \$10,000 to the City of Somerville to fund the expansion of the BlueBikes bike share station adjacent to the site (Station S32022: Community Path at Cedar St) from 15 to 19 docks with two additional bicycles. Funds must be provided prior to issuance of any Building Permit for the Project.*

Monitoring and Reporting

The property owner has committed to Annual Reporting to track, assess, and report on the implementation of the Mobility Management, including:

- An annual statistically valid travel survey of residents.
- Biennial (every other year) 24 hour counts of motor vehicles entering & exiting the parking facility and counts of vehicle and bicycle parking utilization.
- A status update on the implementation of Mobility Management programs & services

All monitoring must be conducted at the same time each year, as determined by the Certificate of Occupancy for each building. If the Certificate of Occupancy for a building is issued between September 1 and February 29, the monitoring shall take place during the months of September or October and be reported to the Mobility Division no later than November 30. If the Certificate of Occupancy for a building is issued between March 1 and August 31, monitoring shall take place during the months of April or May and be reported to the Mobility Division no later than June 30. This will ensure that the monitoring captures a realistic assessment of the performance of the project, while giving time to compile the results and report them to the City.

It is important to note that while approved Mobility Management Plans are transferable by and among private parties, this transfer is contingent upon the new owner agreeing to continue to operate in accordance with the previously approved Mobility Management plan, as conditioned. Should the property owner elect to transfer some portion or all of the development subject to this Mobility Management Plan, commitment to the previously approved Mobility Management Plan is required by the new property owner.

I look forward to working with you in the future as you implement this plan. If you have any questions, please feel free to contact me at (617) 625-6600 or brawson@somervillema.gov.

Sincerely,



Brad Rawson
Director of Mobility
Mayor's Office of Strategic Planning & Community Development
City of Somerville, Massachusetts

I certify that I have read and agree to implement the Mobility Management Plan in the form approved by the Director of Mobility. I understand that failure to implement the approved plan may result in enforcement actions taken by the City of Somerville.

Agreed and accepted,



Elan Sassoon, on behalf of 2 Alpine Street, LLC