

SOMERVILLE, MASSACHUSETTS

45 Mystic Avenue

Transportation Access Plan

Prepared for
Burns Realty and Investments

Prepared by
Howard Stein Hudson

October 2023

DRAFT



HOWARD STEIN HUDSON

Engineers + Planners



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Project Summary

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 52,185-square foot (sf) lab/office building which includes a ground-floor gallery/maker space and an approximately 2,200-sf pocket park. The Project does not propose constructing 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

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 one-way westbound. The proposed building will have a pocket park facing Mystic Avenue with a primary pedestrian access point into the building lobby.

Illustrative Site Plan

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 maker space) 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.



Transportation Elements Plan

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 pocket park to the east of the building, and installing a landscaped strip to the west of the building. The southern curb cut will be closed and the northern one will be narrowed to 17 feet to accommodate loading/service movements. Proposed changes to signage will primarily consist of adding no-parking signs to further enforce the current curb use conditions. Also proposed are street trees and bicycle racks adjacent to the front of the building.

Pedestrian Access Plan

Pedestrian access into the building is proposed along the Mystic Avenue side of the building and along the pocket park. 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 13 feet at its widest; generally, an 8-foot clear path is provided along the front of the building. Pinch points are noted on Exhibit A.3.

Bicycle Parking Plan

Bicycle parking design and layout references and complies with the Somerville Zoning Ordinance¹, 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 uses 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 pocket park (eight bicycle spaces). The Project will construct 18 secure, covered bicycle parking spaces in the basement level that will be accessible to employees via the lobby elevators.

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



Bicycle parking will be secured via key-fob access or similar and protected by security/monitoring. The Project exceeds 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.

Motor Vehicle Parking Plan

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.

Vehicle Movement Plan

Loading and service operations will occur in the designated loading area on the northern side of the building. Vehicles will enter the loading bay via Mystic Avenue. The loading bay will accommodate a 23-foot-long panel truck or smaller; trash/recycling will be accommodated with a Ford F-150 dump truck style vehicle. All vehicle movements entering and exiting the loading area will be in a forward direction, with vehicles exiting via a right-turn to Mystic Avenue westbound. Service corridors are provided for distribution of deliveries within the building. Vehicle movements are shown in Exhibit A.5 (**Appendix E**).

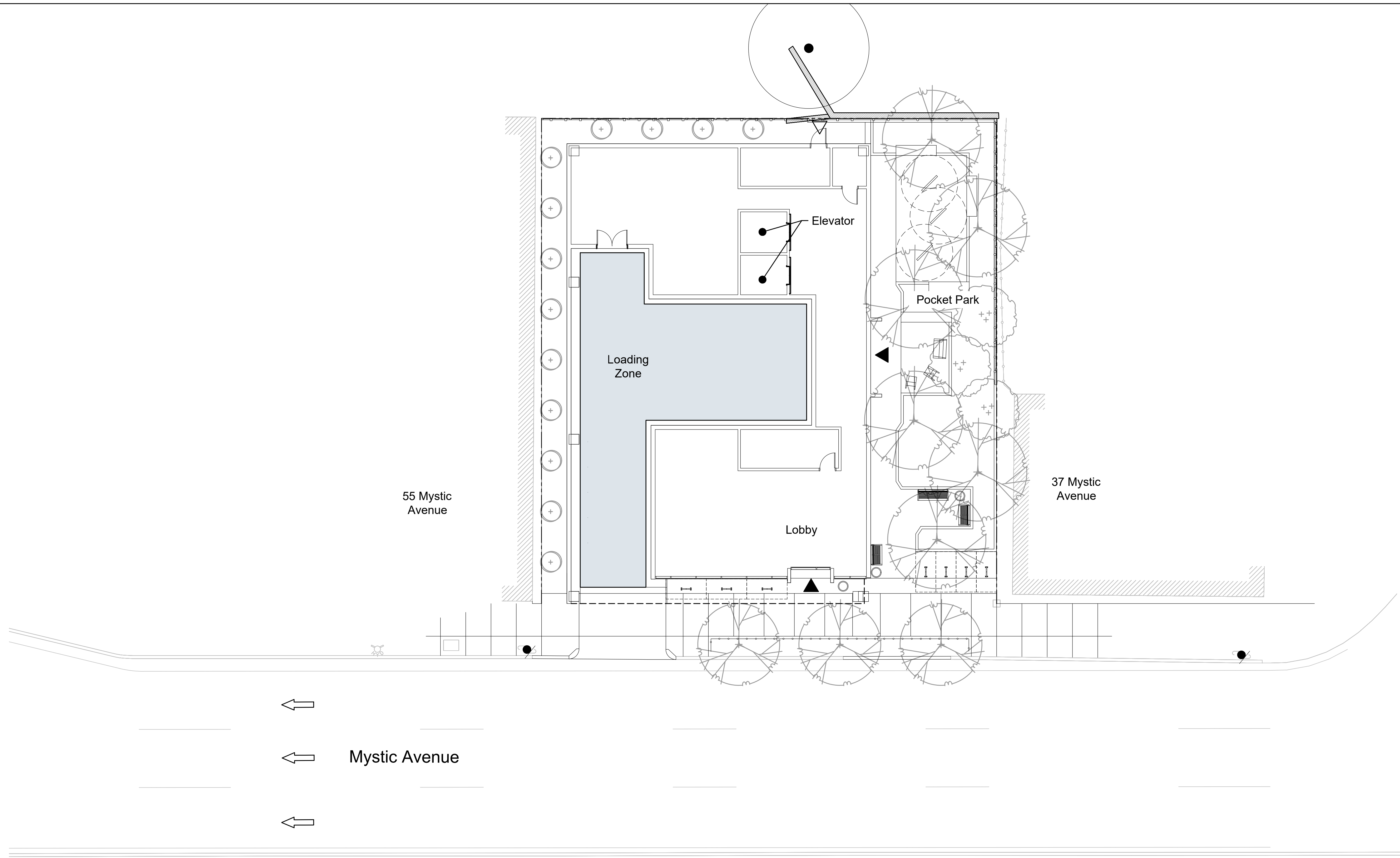
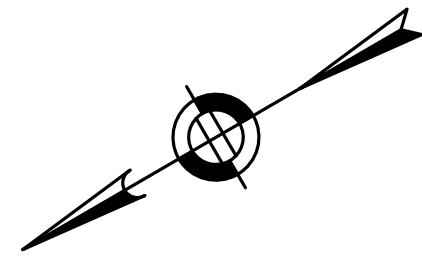


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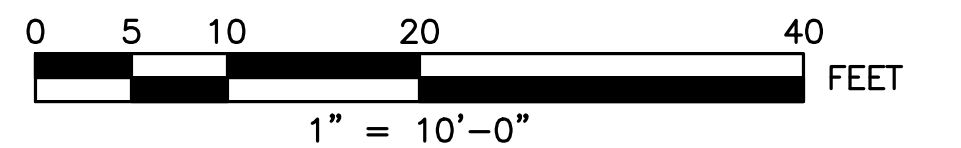
Appendix A

Illustrative Site Plan



FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION



- | | | | |
|--|------------------|--|-------------------------------|
| | Travel Lane | | Deliveries/Loading/Trash Area |
| | Primary Access | | |
| | Secondary Access | | |
| | Property Line | | |

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

FINAL DESIGN PER

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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:
October 2023

Scale:
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

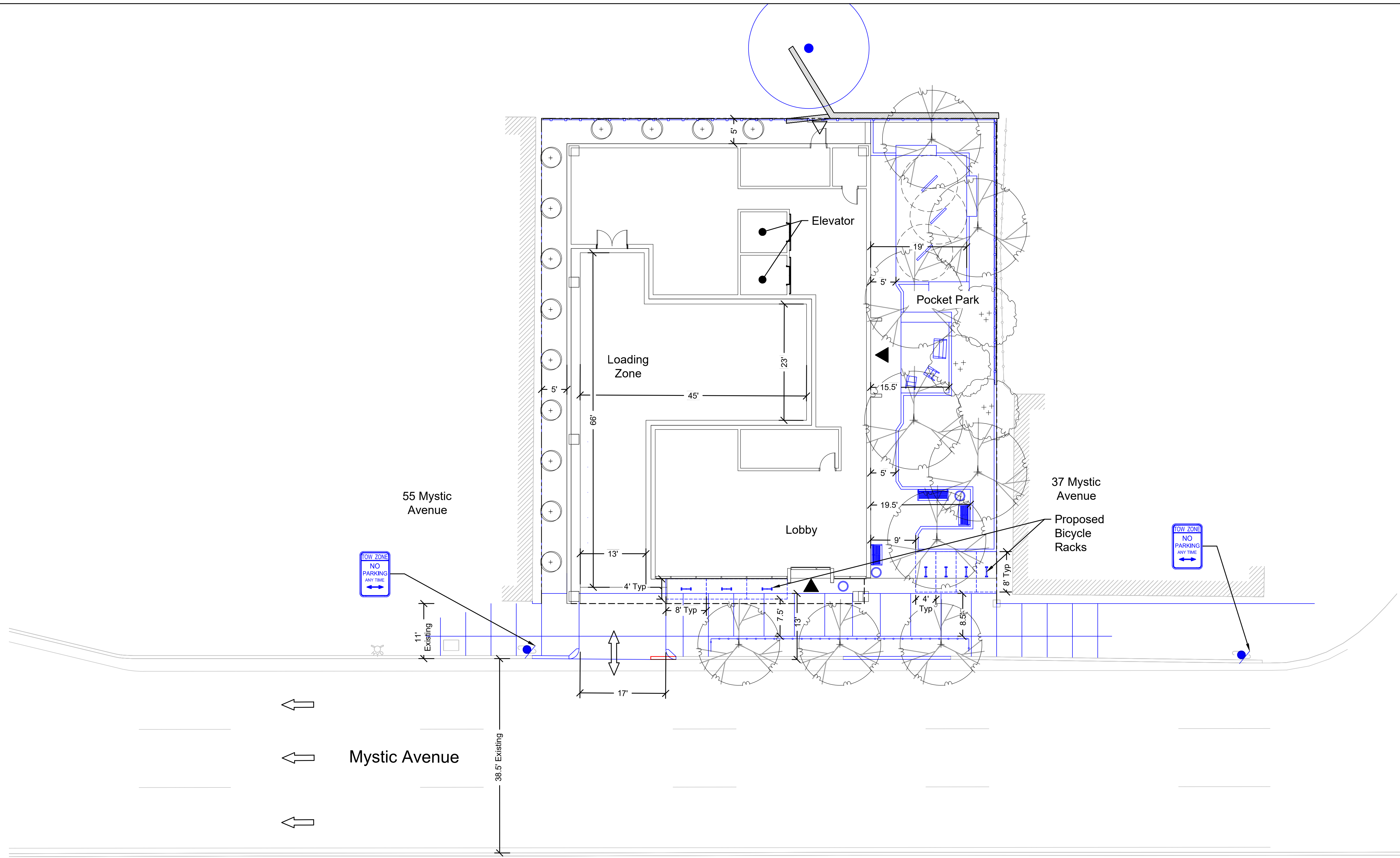
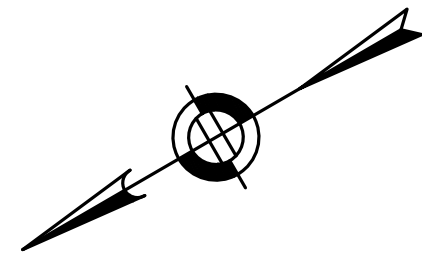


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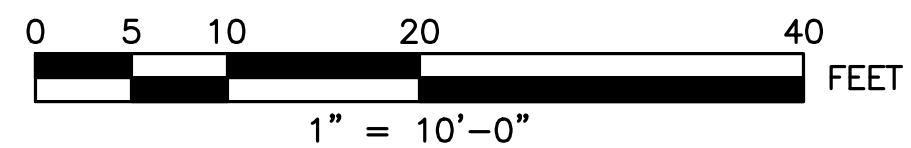
Appendix B

Transportation Elements Plan



FOR CITY OF SOMERVILLE USE

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:
October 2023

Scale:
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

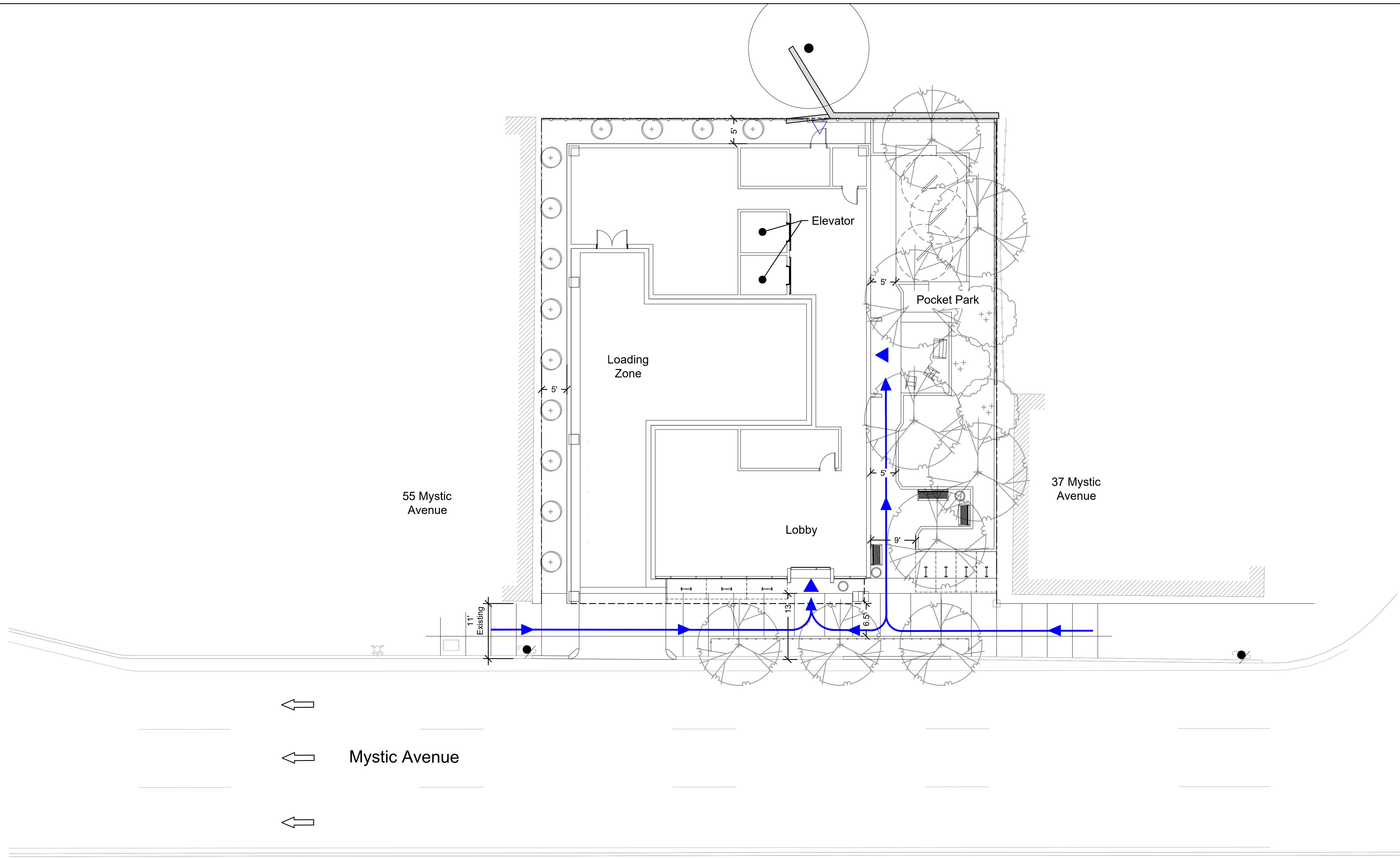
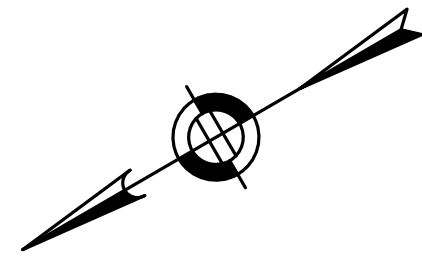


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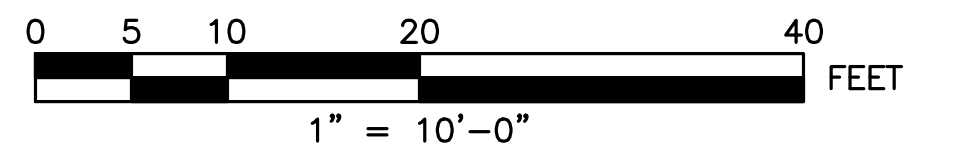
Appendix C

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

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TRANSPORTATION ACCESS
PLAN

45 MYSTIC AVENUE

PEDESTRIAN ACCESS PLAN

EXHIBIT
A.3

HOWARD STEIN HUDSON
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Boston, MA 02108
www.hshudson.com

Date:
October 2023

Scale:
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

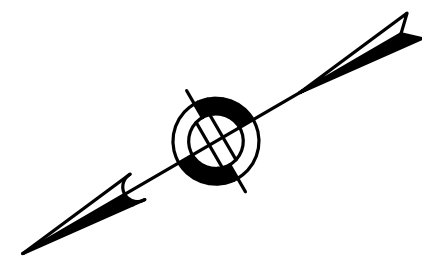


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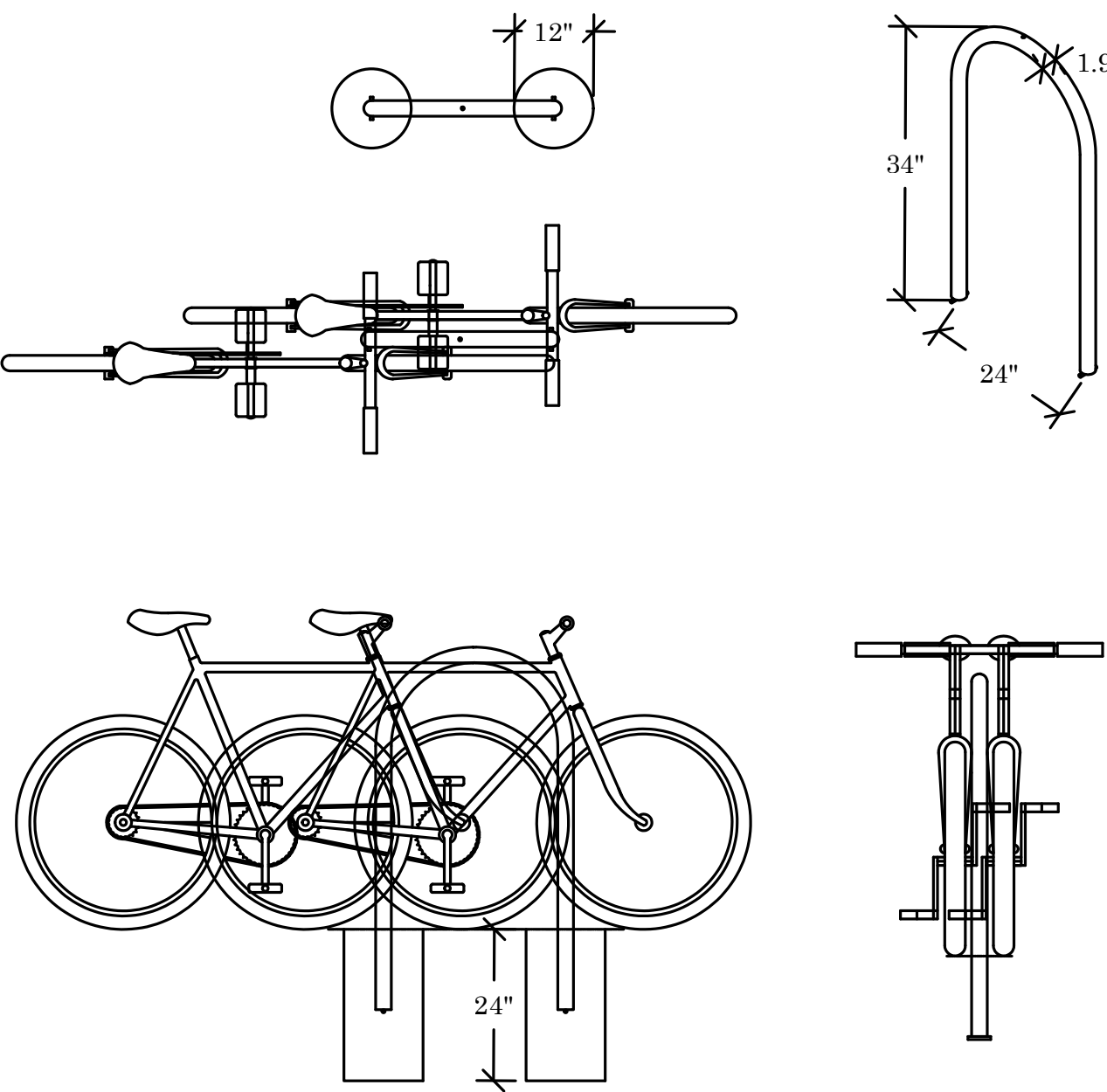
Engineers + Planners

Appendix D

Bicycle Parking Plan



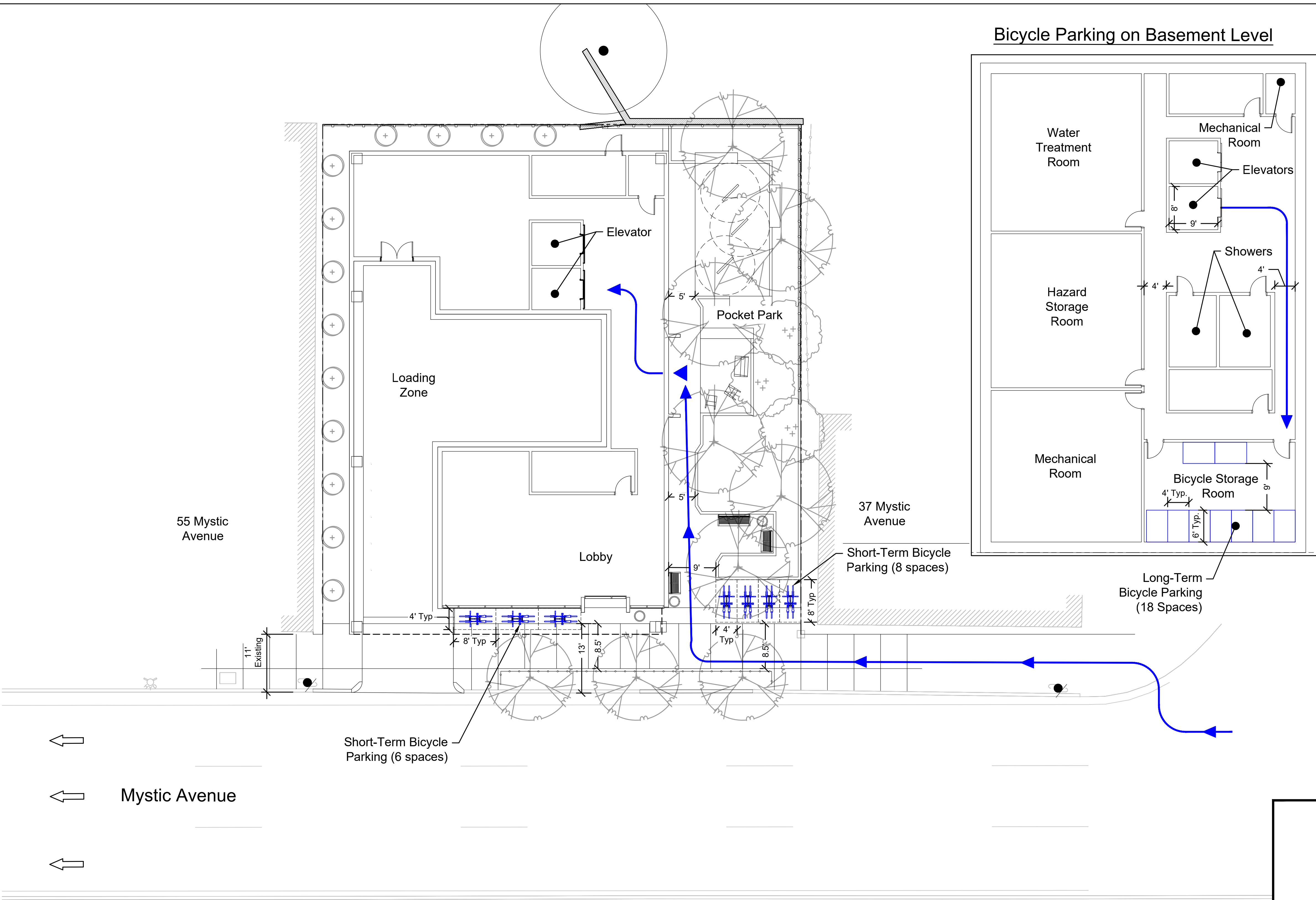
Hoop Rack Details
Not to Scale



© 2018 Dero

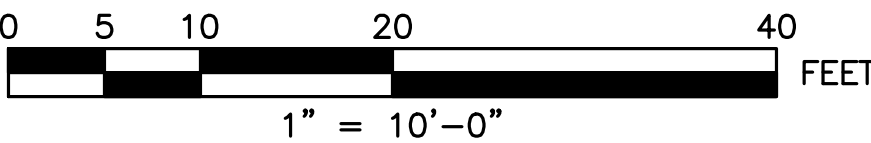
Notes

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



Travel Lane

Bicycle Path of Travel

Bicycle Storage Point of Access

Proposed Bike Rack

Property Line

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

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Boston, MA 02108
www.hshudson.com

EXHIBIT A.4

Date:
October 2023

Scale:
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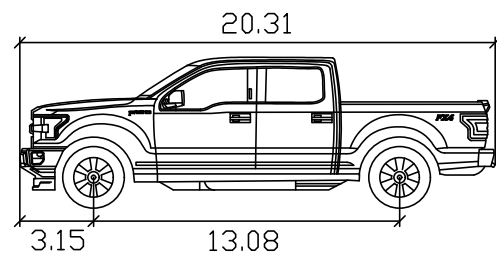
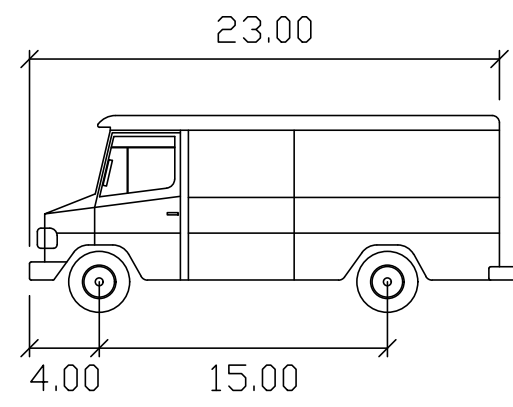
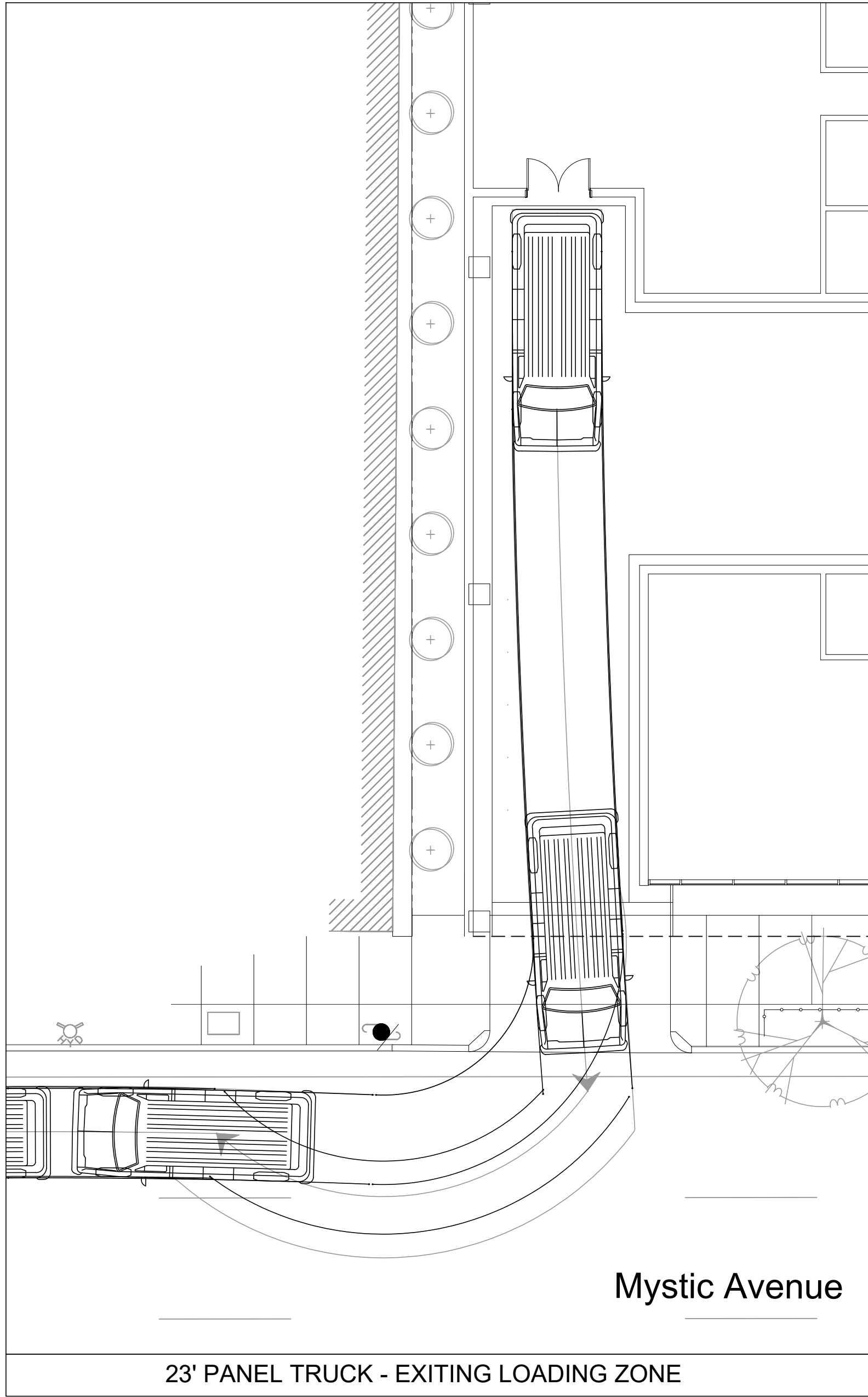
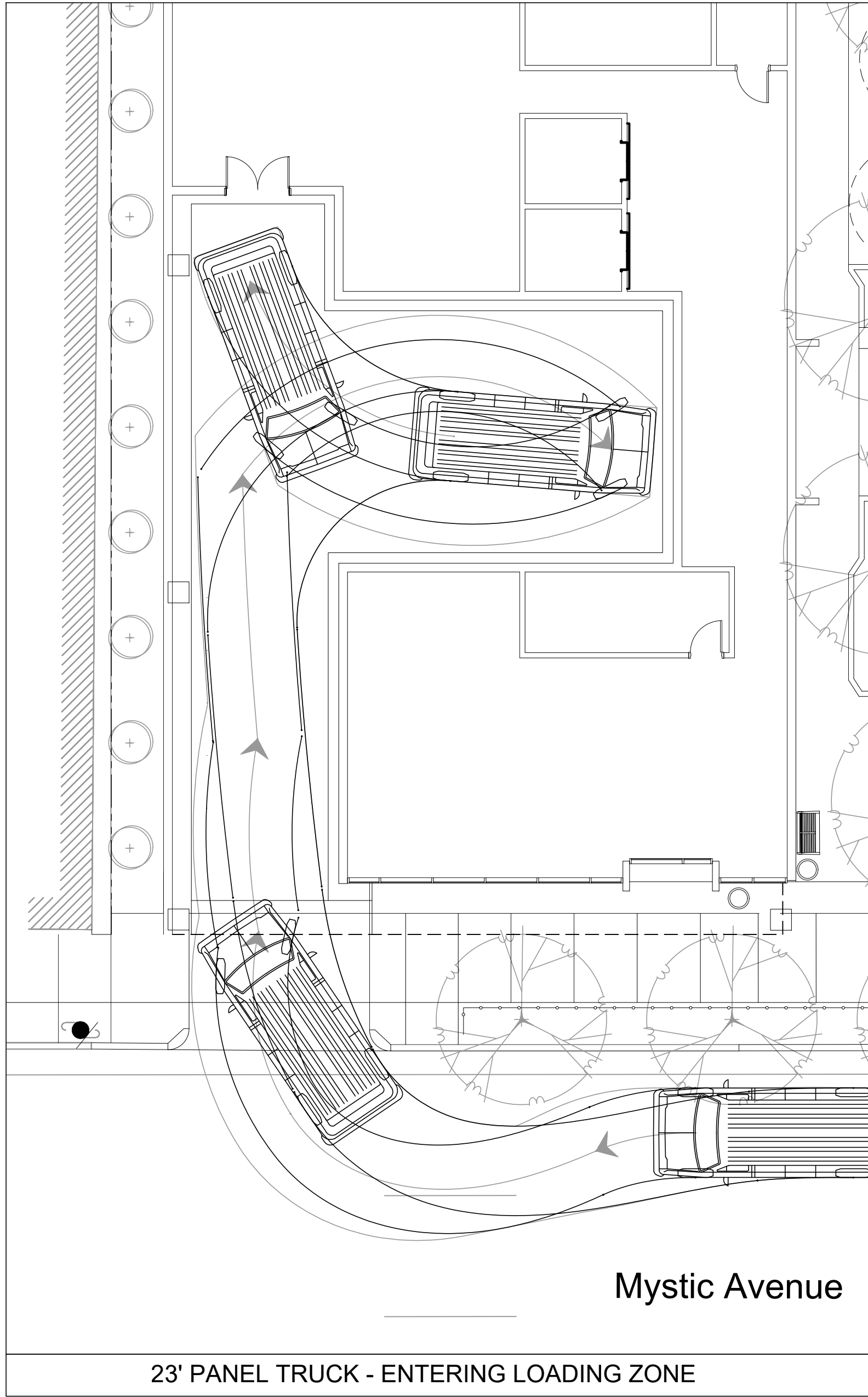
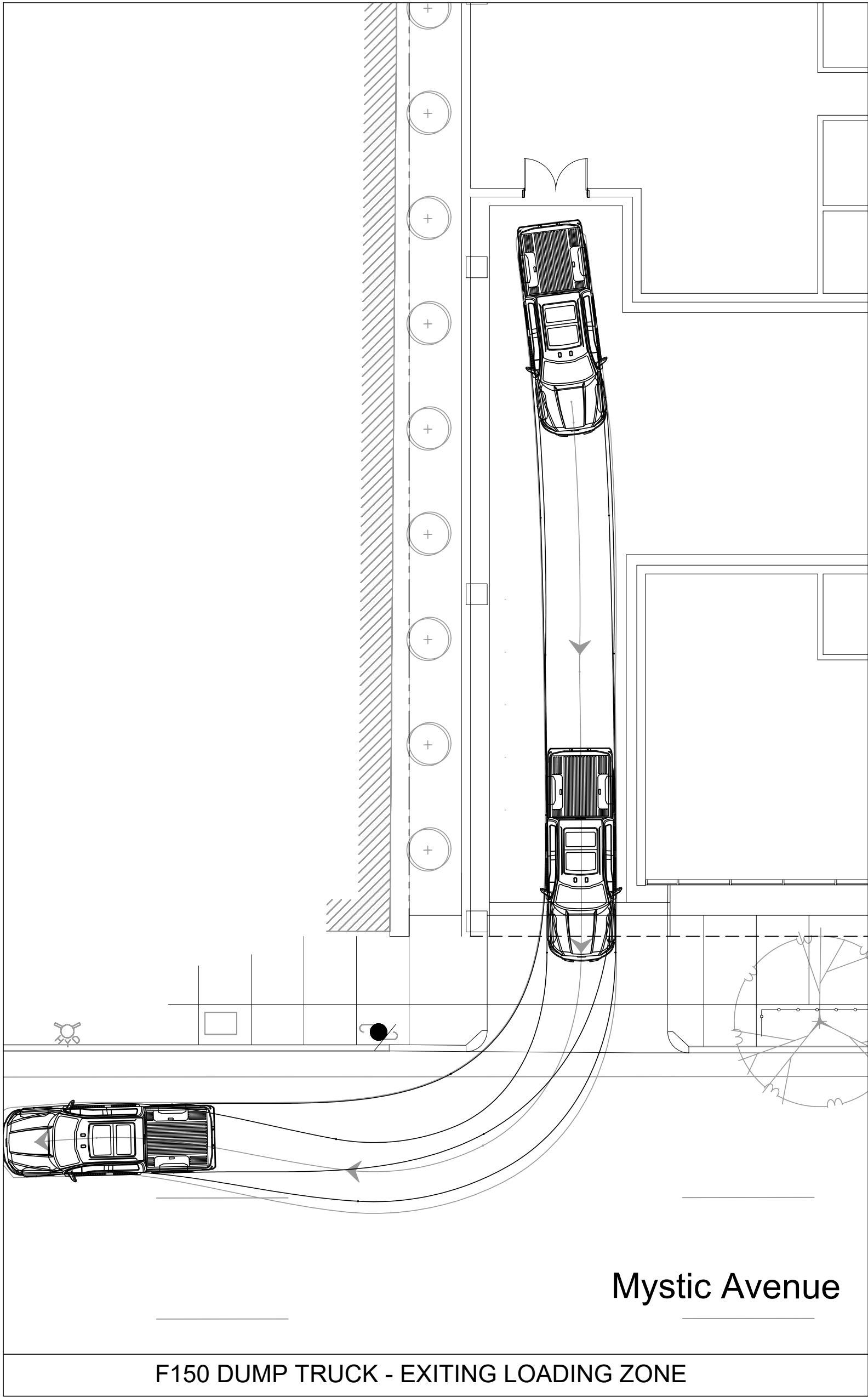
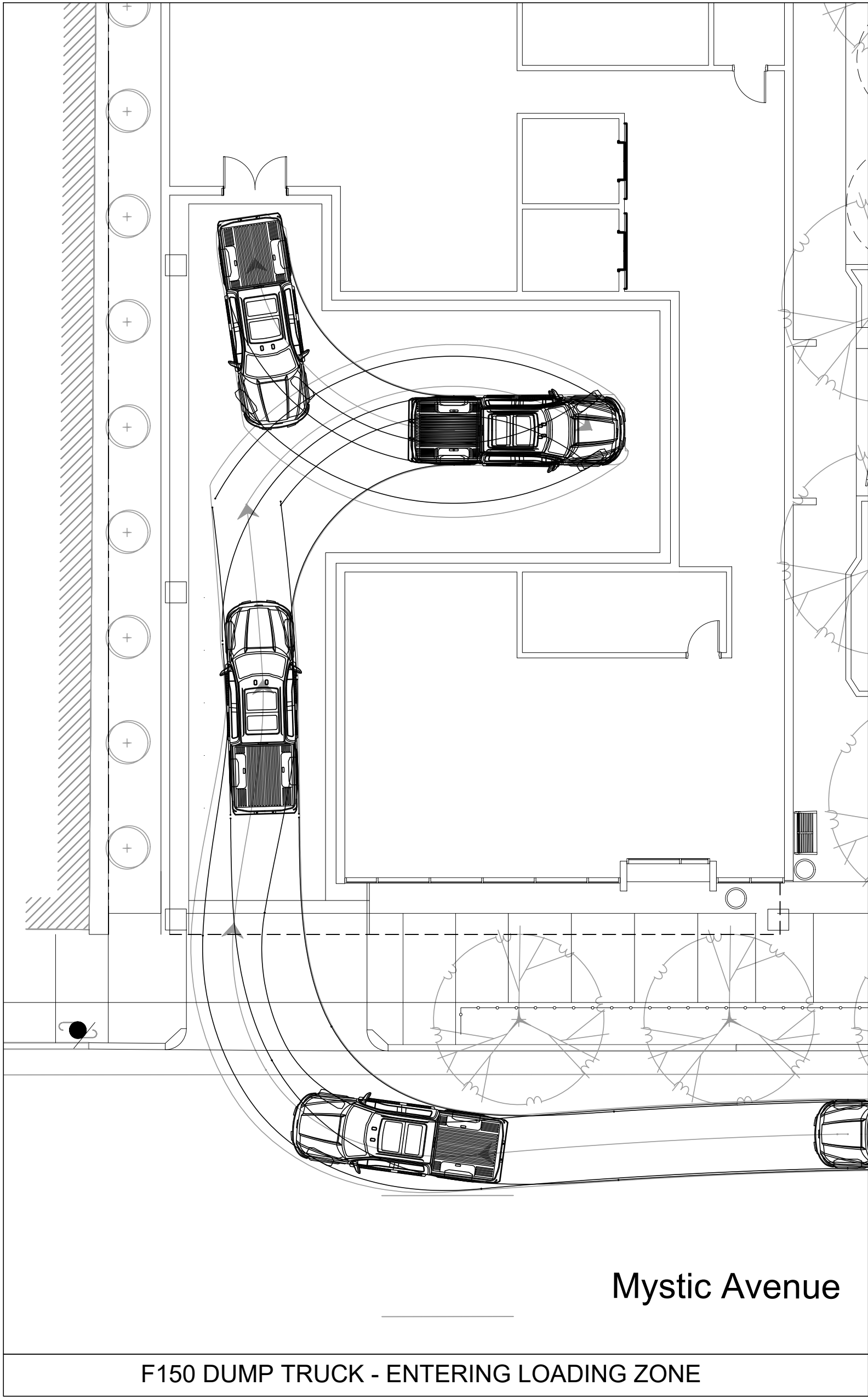


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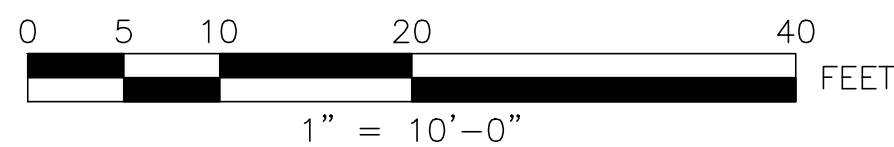
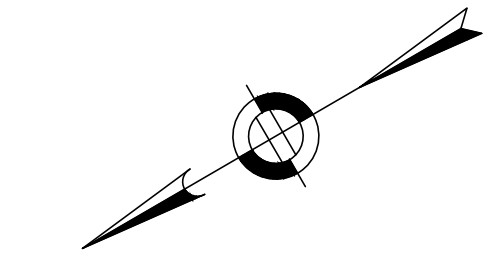
Appendix E

Vehicle Movement Plan



Ford F-150 Crew Cab 2015

Width	: 6.66
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 35.0



FOR CITY OF SOMERVILLE USE

FINAL DESIGN PER DRAFT 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: October 2023 Scale: 1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE



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