

Botanica
620 Broadway
Somerville, Massachusetts

Transportation Access Plan

Prepared For:

Botanica, LLC and 620 Broadway, LLC



Prepared by:

GM2 Associates, Inc.

Revised December 2023

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TRANSPORTATION ELEMENTS PLAN
PEDESTRIAN ACCESS PLAN
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CONCEPTUAL STRIPING PLAN

PROJECT SUMMARY

GM2 Associates, Inc. (GM2) has been contracted by the Client, Botanica, LLC, to prepare a Transportation Access Plan (TAP) for the proposed project at 620 Broadway ("Project") in Somerville. The following background information pertains to the proposed Project.

Project Name and Street Address:

Botanica
620 Broadway
Somerville, MA 02145

Project Location including Adjacent Intersections:

The Project site is located approximately 600 feet east of Ball Square of Somerville along Broadway, approximately 600 feet from the proposed Ball Square Station (a stop on the Green Line extension). The existing site is bounded by Broadway to the north, MBTA property to the west and south, and commercial and residential properties to the east. The closest intersections to the Project site are:

- Broadway at Winchester Street and Albion Street (Unsignalized)
- Broadway at Boston Avenue (Signalized)
- Broadway at Cedar Street (Signalized)

Project Plans Included:

1. Illustrative Site Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Bicycle Parking Plan
5. Motor Vehicle Movement Plan

SITE ACCESS

The Project site is bound by existing roadways, MBTA property, and residential and commercial buildings. Main pedestrian access for all three uses will be provided along Broadway, with secondary entrances along the sides and rear of the building.

Site Plans and Supporting Graphics

The Site Plans for this application have been attached for reference. These plans include graphics that highlight the ground level floor plan and planned vehicular, bicycle, and pedestrian accommodations.

ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan shows the ground level floor plan and the proposed landscape plan. The interior ground level floor plan color-differentiates each of the individual spaces, including the commercial space, and common area/hallways. See Figure C-101 attached in the Appendix.

TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts multiple elements on-site that will be added and removed. As part of this redevelopment, the site will be razed and cleared of most existing elements. The two curb cuts along Broadway will be closed. All existing elements have been revised with street reallocation of parking and bicycle facilities. Proposed elements include a new mixed-use building and 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. Existing on-street elements have also been revised to show the bike lane relocated to the curb with floating parking.

PEDESTRIAN ACCESS PLAN

As part of the Project, the sidewalk along the site frontage along Broadway 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

Short-term and long-term bicycle parking spaces are being proposed. Short-term bicycle parking is proposed along the front and sides of the building. Twelve short term spaces are proposed in front of the building within the public sidewalk that maintains a 7.4 feet wide clear path. Two short-term spaces are located on the left and right side of the building. Twelve long-term spaces for employees are proposed at the rear of the building. All spaces will comply with the City of Somerville's Zoning Standards. The locations and configurations of the on-site bicycle parking are shown in Figure C-104 attached in the Appendix.

MOTOR VEHICLE PARKING PLAN

The Motor Vehicle Parking Plan would show the proposed vehicle parking that a project would have on-site. As this Project is proposing zero (0) vehicle parking spaces on-site, this plan is not applicable to this Project.

MOTOR VEHICLE MOVEMENT PLAN

The site will be using the proposed loading zone on Broadway (See C-102 and C-106) for deliveries and trash pickup. Deliveries for the dispensary are anticipated to be four times a week in the early morning hours when there is less street activity. Vehicle tracking diagrams have been provided to demonstrate the ability of a typical vehicle entering and exiting the loading located on Broadway. The vehicle movements were conducted using AASHTO's standard SU-30 vehicle definition, which would symbolize a typical delivery vehicle or garbage truck. See plan C-105 in the appendix.

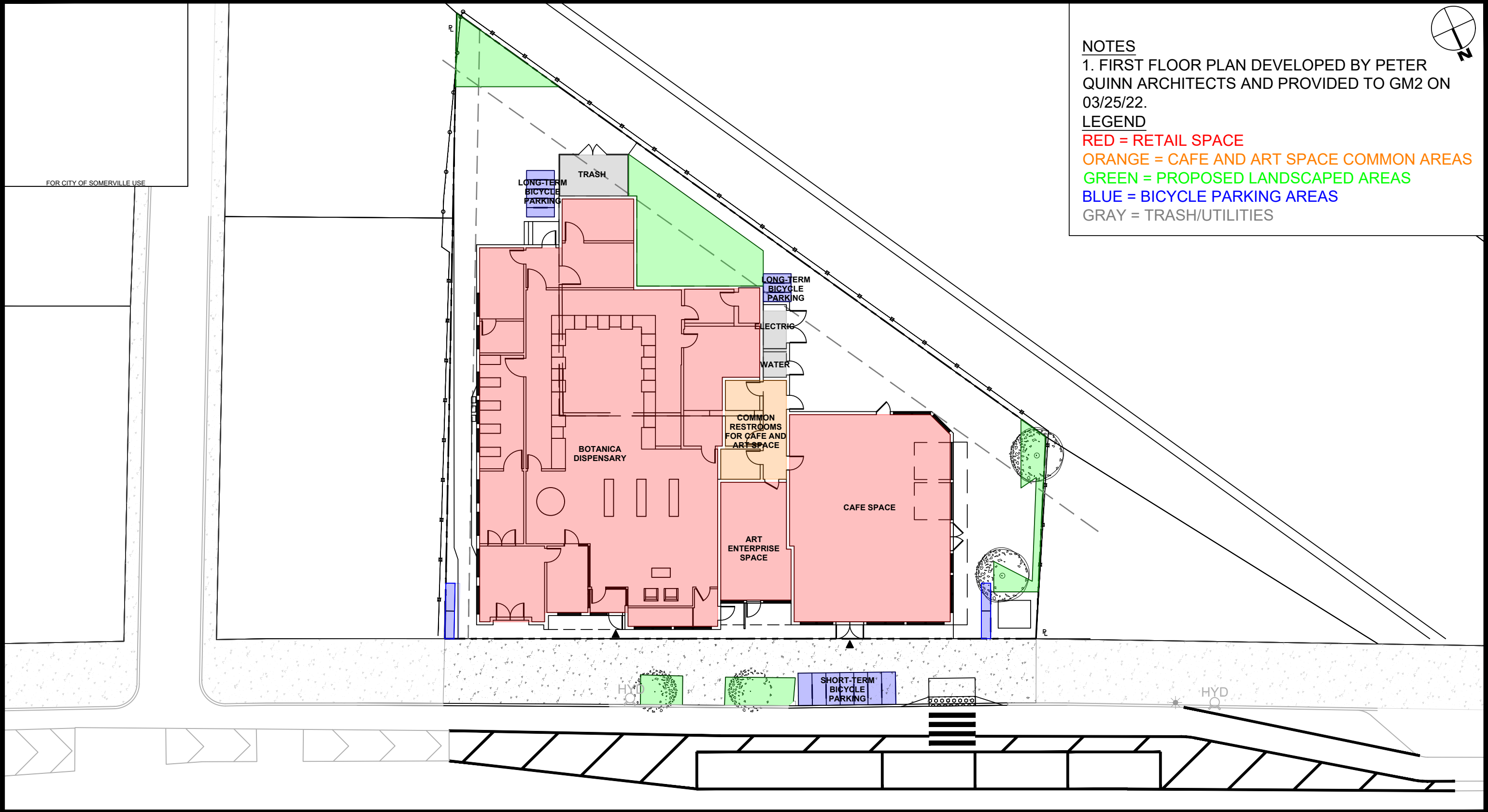
CONCEPTUAL STRIPING PLAN

Due to the closures of two existing curb cuts, the available streetspace on Broadway has been redesigned. In coordination with the City of Somerville's Mobility Division, the revised streetscape is proposing a six-foot-wide bike lane to be reallocated to the curb line with floating parking located along the travel lanes. This layout also allows for a 40' loading zone, an accessible parking space with its own ADA ramp and two standard parking spaces. See plan C-106 for a complete configuration of Broadway.

APPENDICES

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ILLUSTRATIVE SITE PLAN



NOTES
1. FIRST FLOOR PLAN DEVELOPED BY PETER QUINN ARCHITECTS AND PROVIDED TO GM2 ON 03/25/22.

LEGEND
RED = RETAIL SPACE
ORANGE = CAFE AND ART SPACE COMMON AREAS
GREEN = PROPOSED LANDSCAPED AREAS
BLUE = BICYCLE PARKING AREAS
GRAY = TRASH/UTILITIES

GM2
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741 Broadway
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BOTANICA
620 BROADWAY
SOMERVILLE, MA

Illustrative Site Plan

Figure
C-101

DR BY: SBZ
CHK BY: TL
GM2 PROJECT: 40853.00
DATE: DECEMBER 2023
SCALE: 1" = 20'

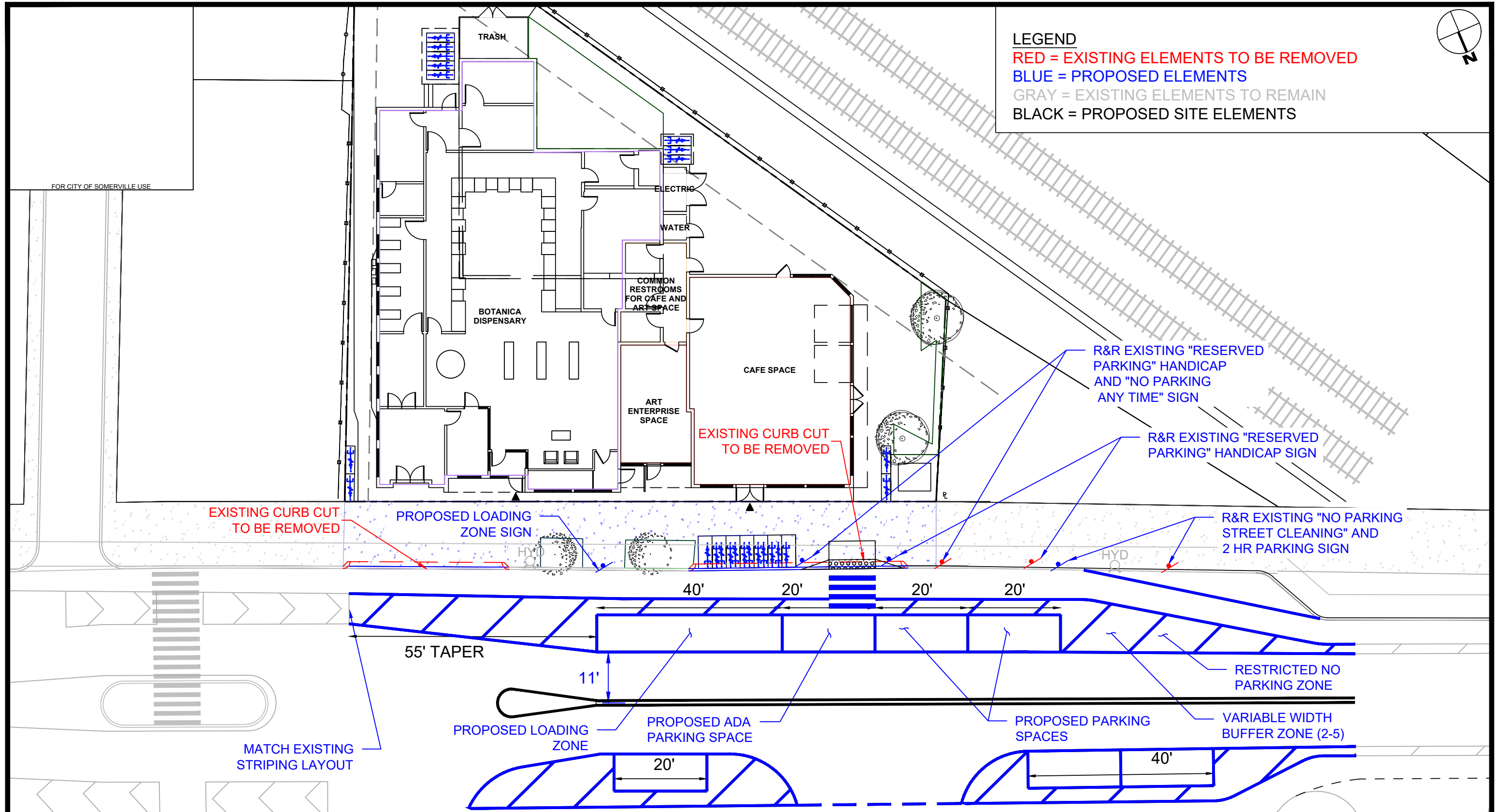
PROJECT TEAM

SITE NAME/ADDRESS

SHEET NAME

SHEET #

TRANSPORTATION ELEMENTS PLAN



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Transportation
Elements Plan

Figure
C-102

DR BY: SBZ
CHK BY: TL
GM2 PROJECT: 40853.00
DATE: DECEMBER 2023
SCALE: 1" = 20'

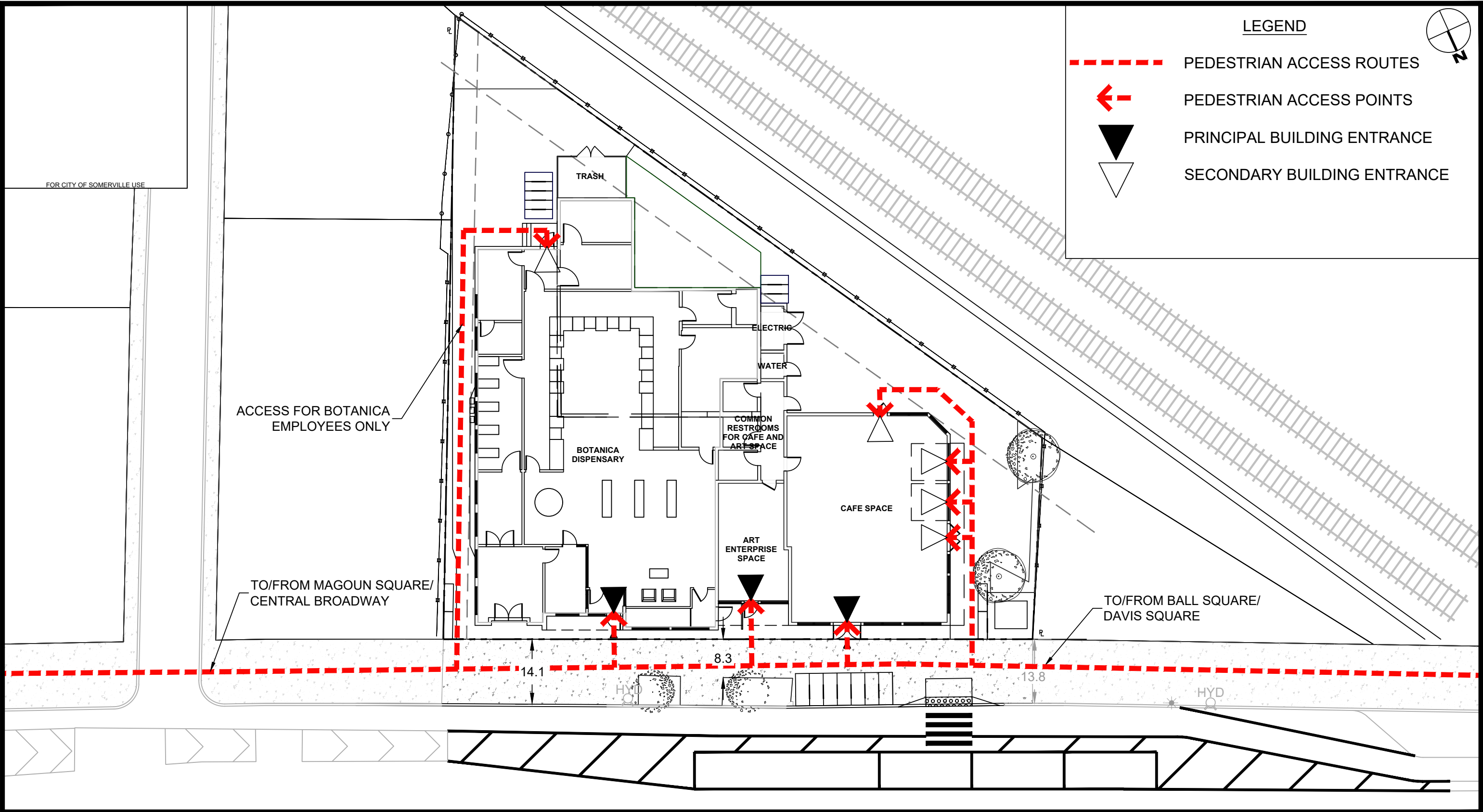
PROJECT TEAM

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PEDESTRIAN ACCESS PLAN



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Pedestrian Access
Plan

Figure
C-103

DR BY: SBZ
CHK BY: TL
GM2 PROJECT: 40853.00
DATE: DECEMBER 2023
SCALE: 1" = 20'

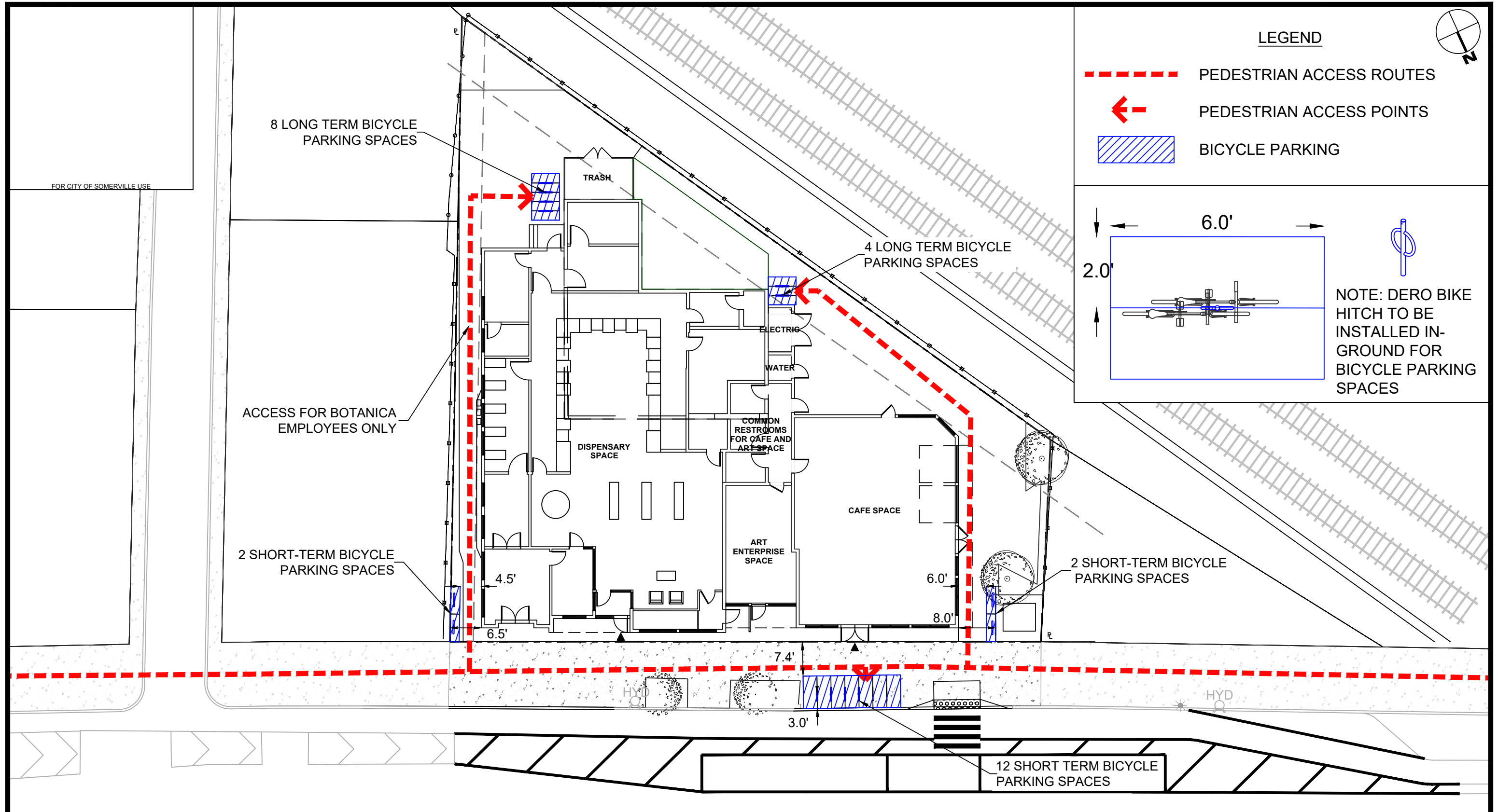
PROJECT TEAM

SITE NAME/ADDRESS

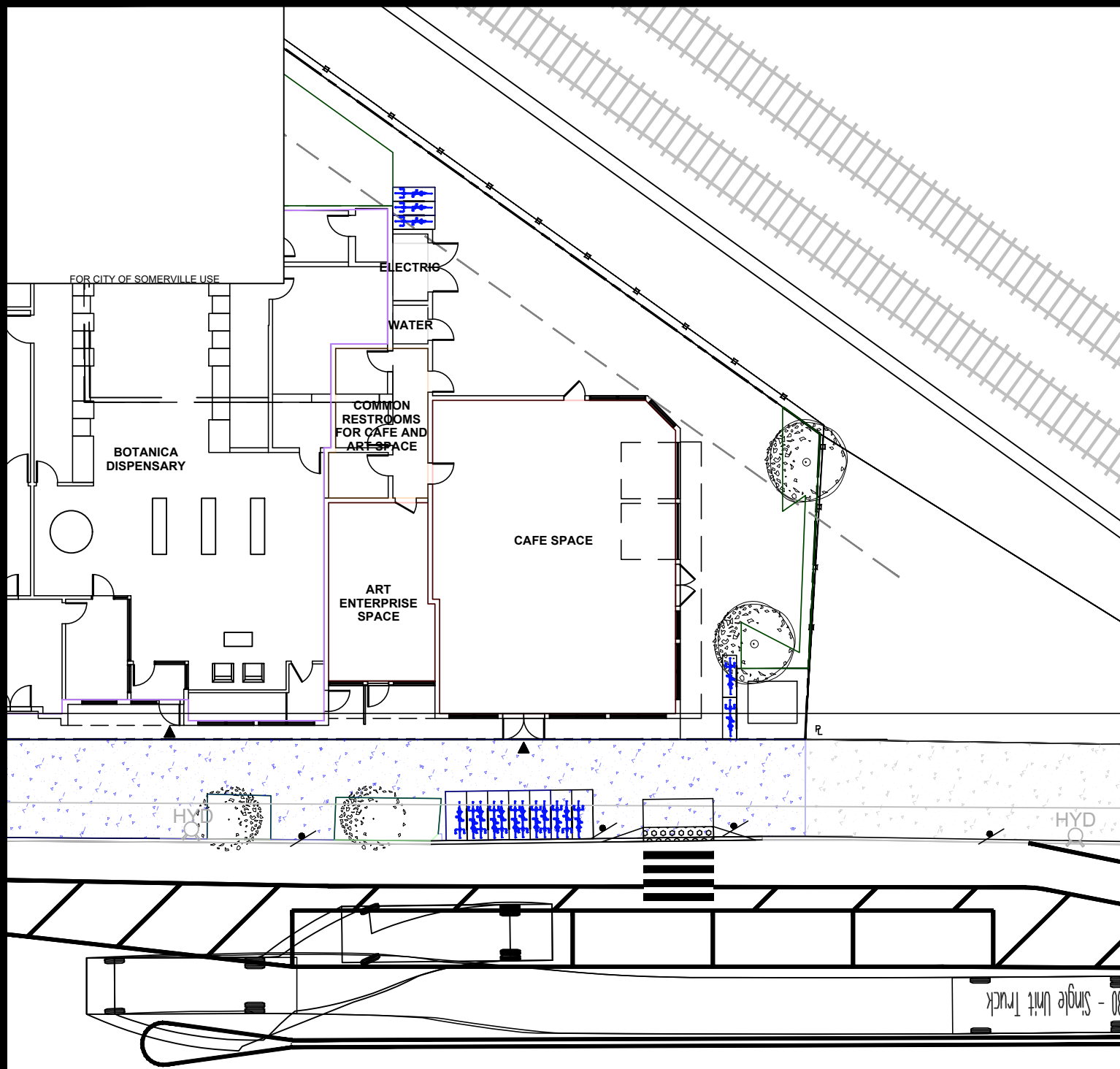
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SHEET #/SHEET #

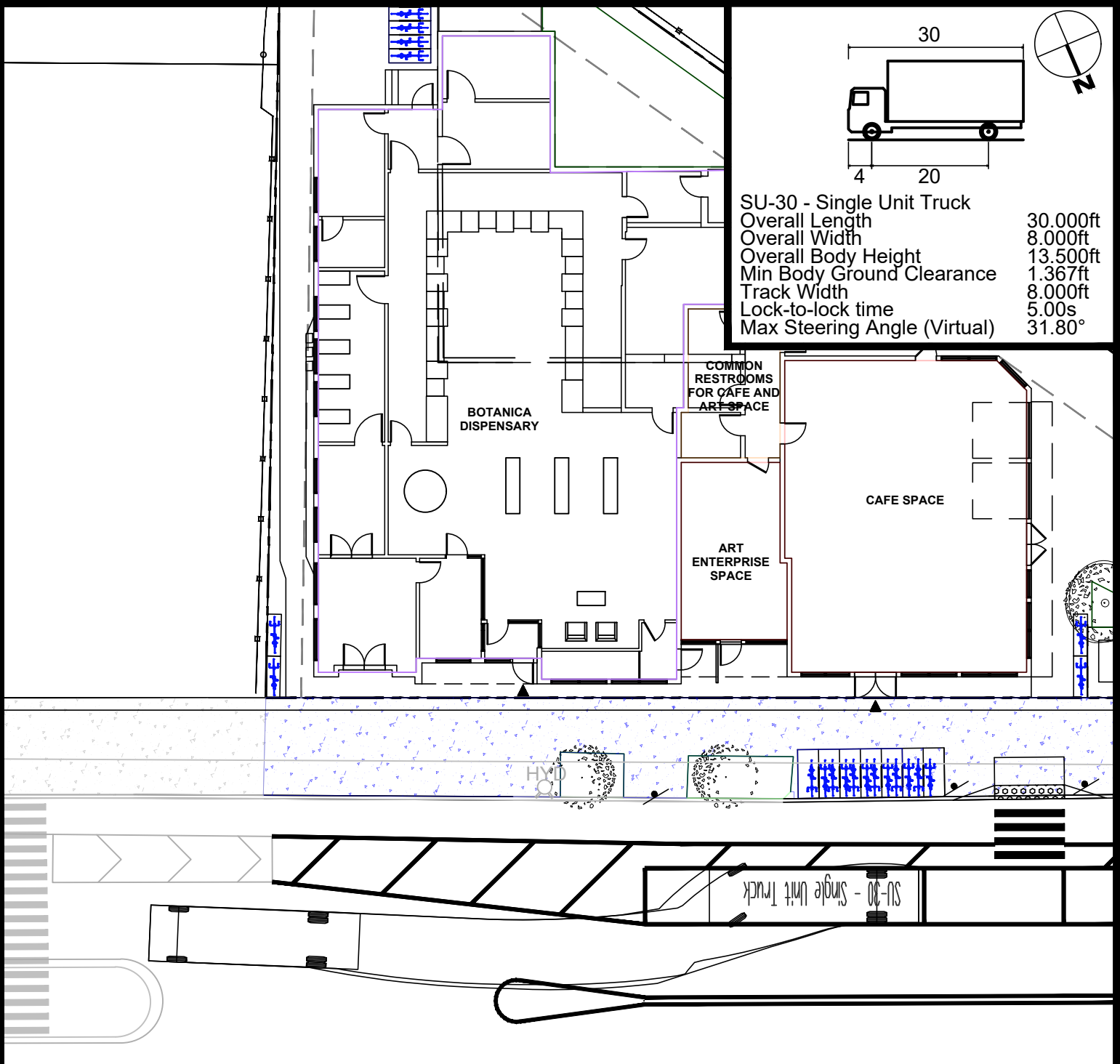
BICYCLE PARKING PLAN



MOTOR VEHICLE MOVEMENT PLAN



SU-30
Entering Movement



SU-30
Exiting Movement

SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

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Motor Vehicle
Movement Plan

Figure
C-105

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SCALE: 1" = 20'

CONCEPTUAL STRIPING PLAN

