

720-722 Broadway
Somerville, Massachusetts

Transportation Access Plan

Prepared For:

DiCamillo Associates LLC

Prepared by:

GM2 Associates, Inc.

*In association with Vance
Architects, LLC*



May 2024

Revised December 2024

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- BICYCLE PARKING PLAN*
- MOTOR VEHICLE PARKING PLAN*
- MOTOR VEHICLE MOVEMENT PLAN*

PROJECT SUMMARY

GM2 Associates, Inc. (GM2) has been contracted by the Client, DiCamillo Associates, to prepare a Transportation Access Plan (TAP) for the proposed project at 720-722 Broadway (“Project”) in Somerville. The following background information pertains to the proposed Project.

Project Name and Street Address:

720-722 Broadway
Somerville, MA 02144

Project Location including Adjacent Intersections:

The Project site is located within the Ball Square neighborhood of Somerville at the intersection of Broadway and Willow Avenue. The existing site is bounded by Broadway to the north, Willow Avenue to the east, and residential properties to the west and south. The closest intersections to the Project site are:

- **Broadway and Willow Avenue** (Signalized)
- Broadway and Lowden Avenue (Unsignalized)
- **Broadway and Josephine Street** (Unsignalized)
- Broadway and Boston Avenue (Signalized)

Project Plans Include:

Figure C101 Illustrative Site Plan
Figure C102 Transportation Elements Plan
Figure C103 Pedestrian Access Plan
Figure C104 Bicycle Parking Plan
Figure C105 Motor Vehicle Parking Plan
Figure C106 Truck Loading Movement Plan
Figure C107 Motor Vehicle Movement Plan

SITE ACCESS

The Project site is bound by existing roadways, residential and commercial buildings. The main pedestrian access for the mixed-used building will be provided along Broadway, with secondary entrances along the side and rear of the building off Willow Avenue.

SITE PLANS AND SUPPORTING GRAPHICS

The Site Plans that will be accompanying this application have been attached to this document for reference. These plans include graphics that highlight the layout of the first-floor plan and the planned vehicular movement plan, bicycle, and pedestrian accommodations.

ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan shows the first level floor plan. The interior level floor plan differentiates each of the individual spaces, including the residential space, retail space, bike parking, landscape, elevator, and common area (see Figure C-101 attached in the Appendix).

TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts multiple on-site elements that will be added and removed. As part of this redevelopment, the site will be completely razed and cleared of all existing elements, including the building. The existing curb cut on Willow Avenue is being relocated south for better site management. Proposed elements include a new mixed-use building, sidewalks, 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).

PEDESTRIAN ACCESS PLAN

The existing sidewalk widths along Broadway and Willow Avenue are shown. Three trees are being proposed and all pedestrian walking paths will maintain a minimum five-foot width. 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 and long-term bicycle parking spaces are being proposed. The bicycle parking will be designed to comply with the City of Somerville standards, which will include 32 long-term bicycle spaces within the building. The bicycle room will be locked and only residents will have access. Additionally, 8 short-term bicycle spaces dispersed around the side and front of the building. All short-term spaces will be in-ground with a lean bar. Two spaces will be located closest to the commercial entrance while the remaining six spaces will be adjacent to the residential entrance. The locations and configurations of the bicycle parking are shown (see Figure C-104 attached in the Appendix).

MOTOR VEHICLE PARKING PLAN

There are four motor vehicle parking spaces proposed along the rear of the building. One space will be a designated ADA space, one space will be dedicated for short term use (rideshare pickup), and two spaces will be reserved for commercial use for employees of the bakery. The ADA parking space will be 8'x18' with a five-foot aisle lane while the remaining spaces will be 8'x18'. The configuration of the on-site vehicle parking is shown (See Figure C-105 attached in the Appendix).

MOTOR VEHICLE MOVEMENT PLAN

Vehicle tracking diagrams have been provided to demonstrate the ability of the largest possible vehicle to enter and exit the proposed loading area. The vehicle movements include the following:

- Access for trash and deliveries area along Willow Avenue
- Access for passenger car along Willow Avenue

An SU-30 truck was used to show the movement, as that will likely be the largest vehicle to utilize the loading area. It is anticipated that the vehicle will reverse into the parking area for trash pickup and deliveries. Deliveries will occur about 2 to 3 times per week in the early mornings (Before morning peak hour). A standard passenger vehicle (16 feet long) was used to park into the proposed spaces (see Figure C-106 & C107 attached in the Appendix).

APPENDICES

**ILLUSTRATIVE SITE PLAN
TRANSPORTATION ELEMENTS PLAN
PEDESTRIAN ACCESS PLAN
BICYCLE PARKING PLAN
MOTOR VEHICLE PARKING PLAN
MOTOR VEHICLE MOVEMENT PLAN**

720-722 BROADWAY

ILLUSTRATIVE SITE PLAN



LEGEND
 ORANGE = RESIDENTIAL COMMON AREAS
 RED = RETAIL SPACE
 BLUE = BICYCLE PARKING
 MAGENTA = ELEVATORS
 GREEN = LANDSCAPE
 GRAY = TRASH/UTILITIES

FOR CITY OF SOMERVILLE USE

GM2
ASSOCIATES
 10 Cabot Rd. Suite 101B - Medford, MA 02155
 617-776-3350
 www.gm2inc.com

DEVELOPER:
 DICAMILLO ASSOCIATES
 153 ESSEX STREET, UNIT 1703
 BOSTON, MA 02210

720-722 BROADWAY
 SOMERVILLE, MA

Illustrative Site Plan

Figure
 C-101

DR BY: SZ
 CHK BY: TL
 GM2 PROJ NO: 41007.00
 DATE: NOVEMBER 2024
 SCALE: 1" = 20'

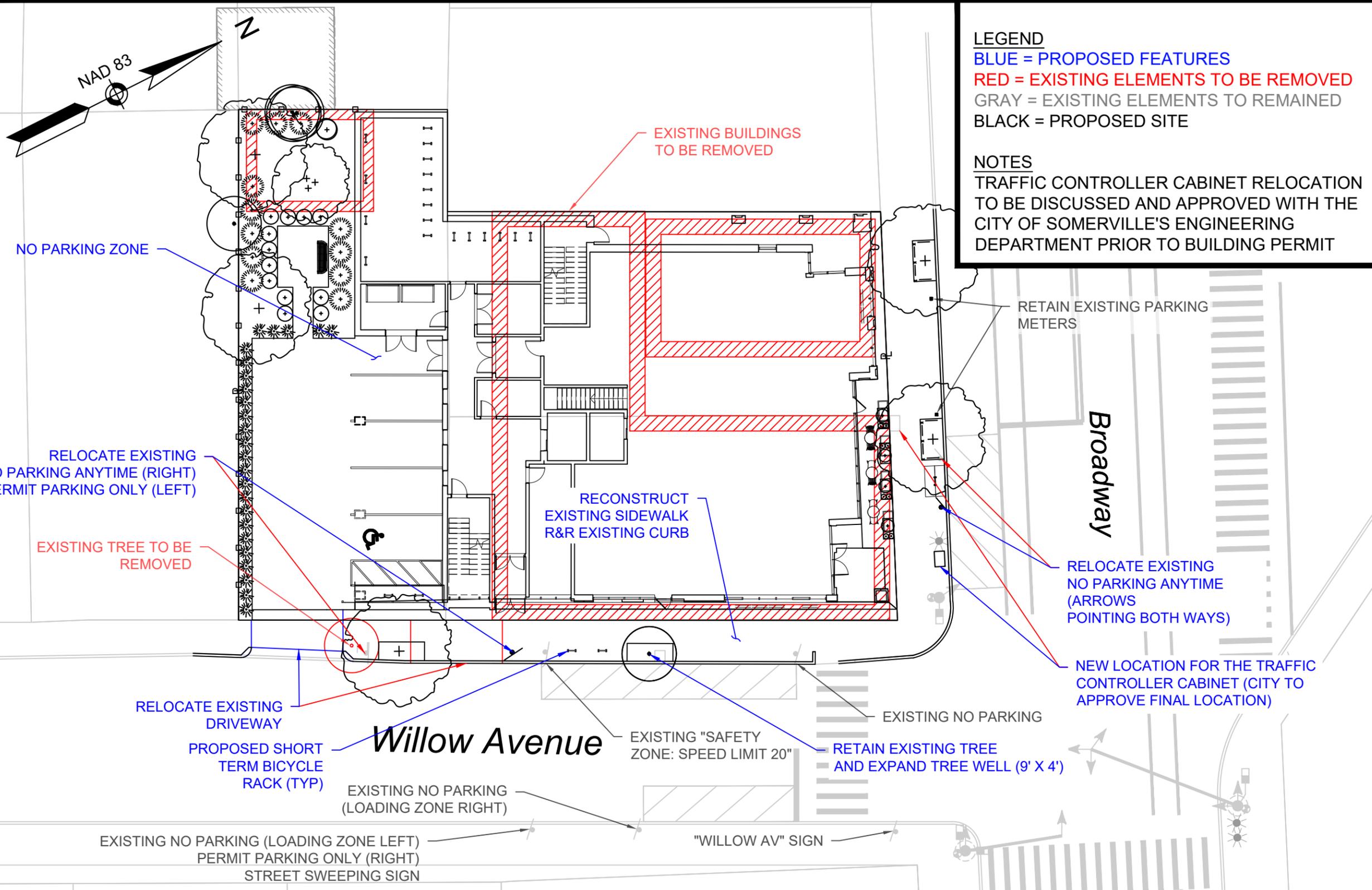
PROJECT TEAM

SITE NAME/ADDRESS

SHEET NAME

SHEET #

TRANSPORTATION ELEMENTS PLAN



LEGEND
 BLUE = PROPOSED FEATURES
 RED = EXISTING ELEMENTS TO BE REMOVED
 GRAY = EXISTING ELEMENTS TO REMAINED
 BLACK = PROPOSED SITE

NOTES
 TRAFFIC CONTROLLER CABINET RELOCATION TO BE DISCUSSED AND APPROVED WITH THE CITY OF SOMERVILLE'S ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT

FOR CITY OF SOMERVILLE USE

10 Cabot Rd. Suite 101B - Medford, MA 02155
 617-776-3350
 www.gm2inc.com

DEVELOPER:
 DICAMILLO ASSOCIATES
 153 ESSEX STREET, UNIT 1703
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Transportation
 Elements Plan

Figure
 C-102

DR BY: SZ
 CHK BY: TL
 GM2 PROJ NO: 41007.00
 DATE: NOVEMBER 2024
 SCALE: 1" = 20'

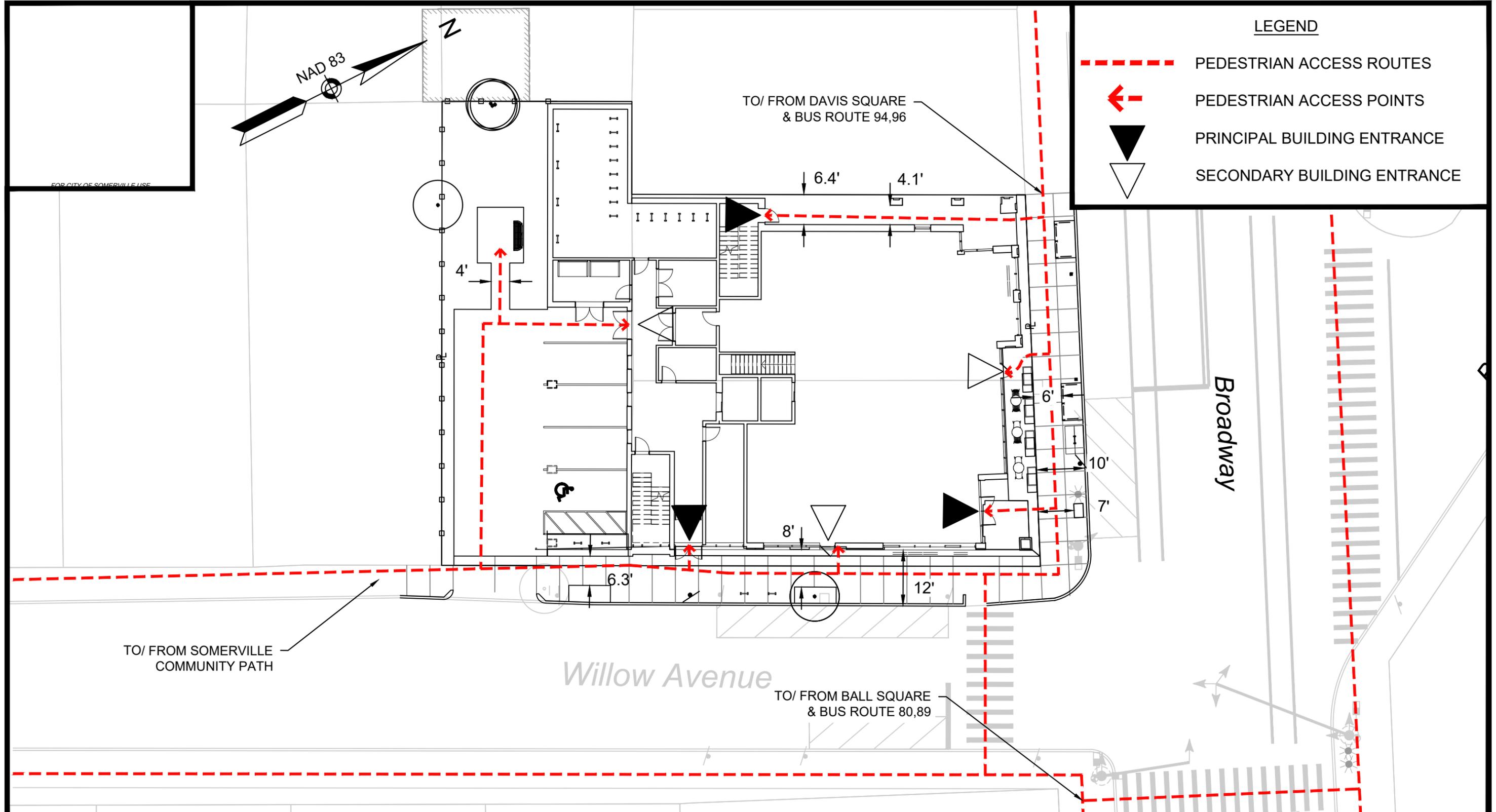
PROJECT TEAM

SITE NAME/ADDRESS

SHEET NAME

SHEET #

PEDESTRIAN ACCESS PLAN



LEGEND

- - - PEDESTRIAN ACCESS ROUTES
- ← PEDESTRIAN ACCESS POINTS
- ▴ PRINCIPAL BUILDING ENTRANCE
- ▾ SECONDARY BUILDING ENTRANCE

GM2
ASSOCIATES

10 Cabot Rd. Suite 101B - Medford, MA 02155
617-776-3350
www.gm2inc.com

DEVELOPER:
DICAMILLO ASSOCIATES
153 ESSEX STREET, UNIT 1703
BOSTON, MA 02210

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Pedestrian Access Plan

Figure
C-103

PROJECT TEAM

DR BY: SZ
CHK BY: TL
GM2 PROJ NO: 41007.00
DATE: NOVEMBER 2024
SCALE: 1" = 20'

SITE NAME/ADDRESS

SHEET NAME

SHEET #

BICYCLE PARKING PLAN

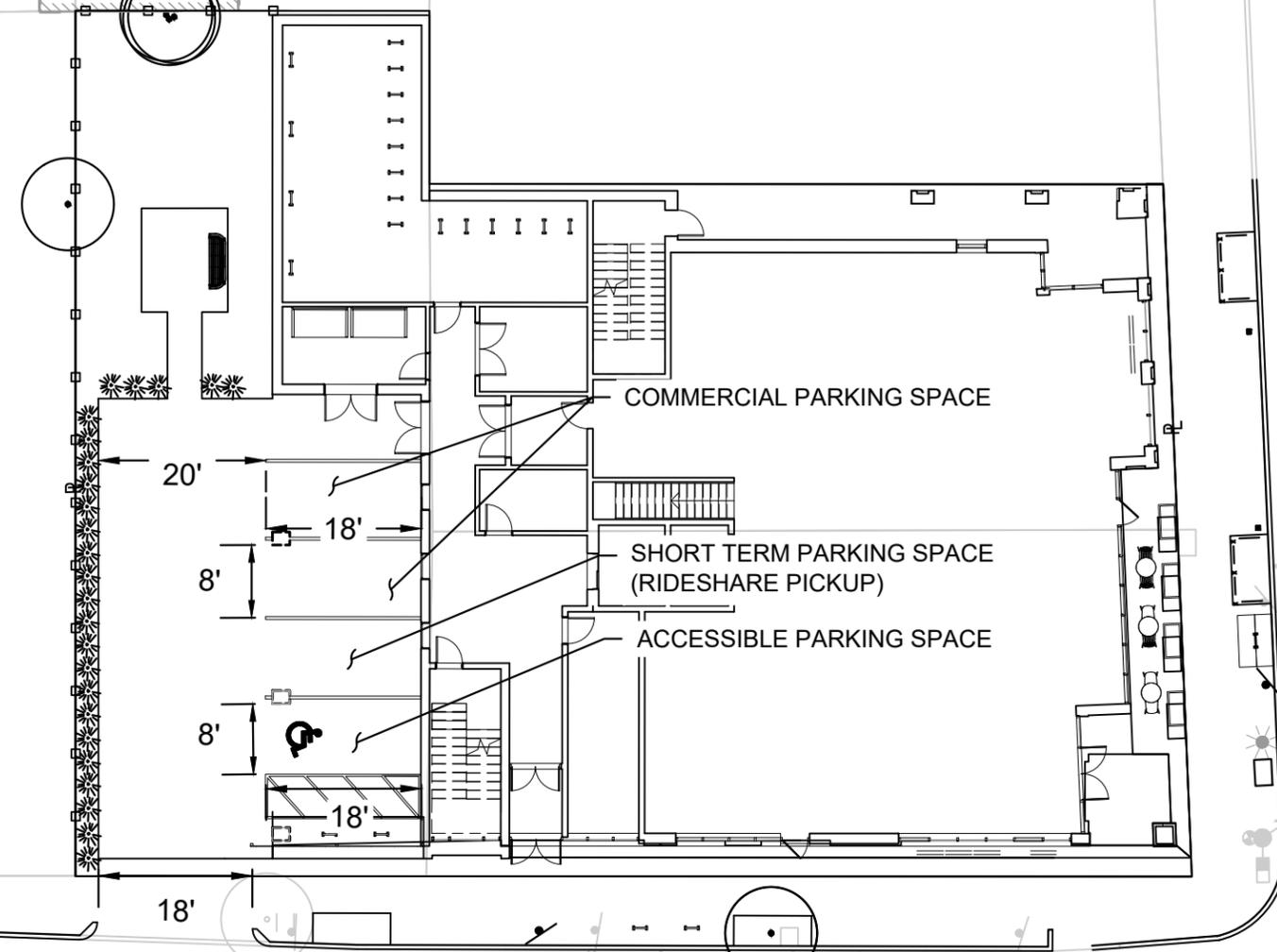
MOTOR VEHICLE PARKING PLAN

NAD 83

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- NOTES**
- 4 TOTAL MOTOR VEHICLE PARKING SPACES
 - 1 ACCESSIBLE PARKING SPACE
 - 1 SHORT TERM PARKING SPACE
 - 2 COMMERCIAL USE ONLY SPACES

FOR CITY OF SOMERVILLE USE



Broadway

Willow Avenue

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DEVELOPER:
DICAMILLO ASSOCIATES
153 ESSEX STREET, UNIT 1703
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SITE NAME/ADDRESS

Motor Vehicle Parking
Plan

SHEET NAME

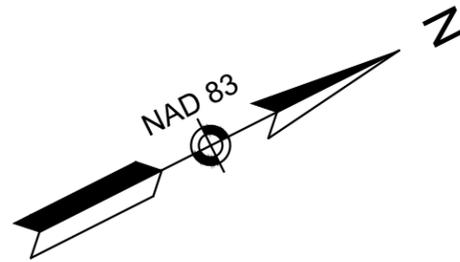
Figure
C-105

SHEET #

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DATE: NOVEMBER 2024
SCALE: 1" = 20'

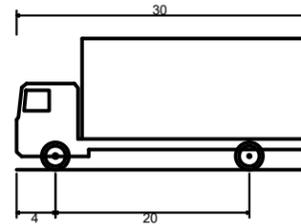
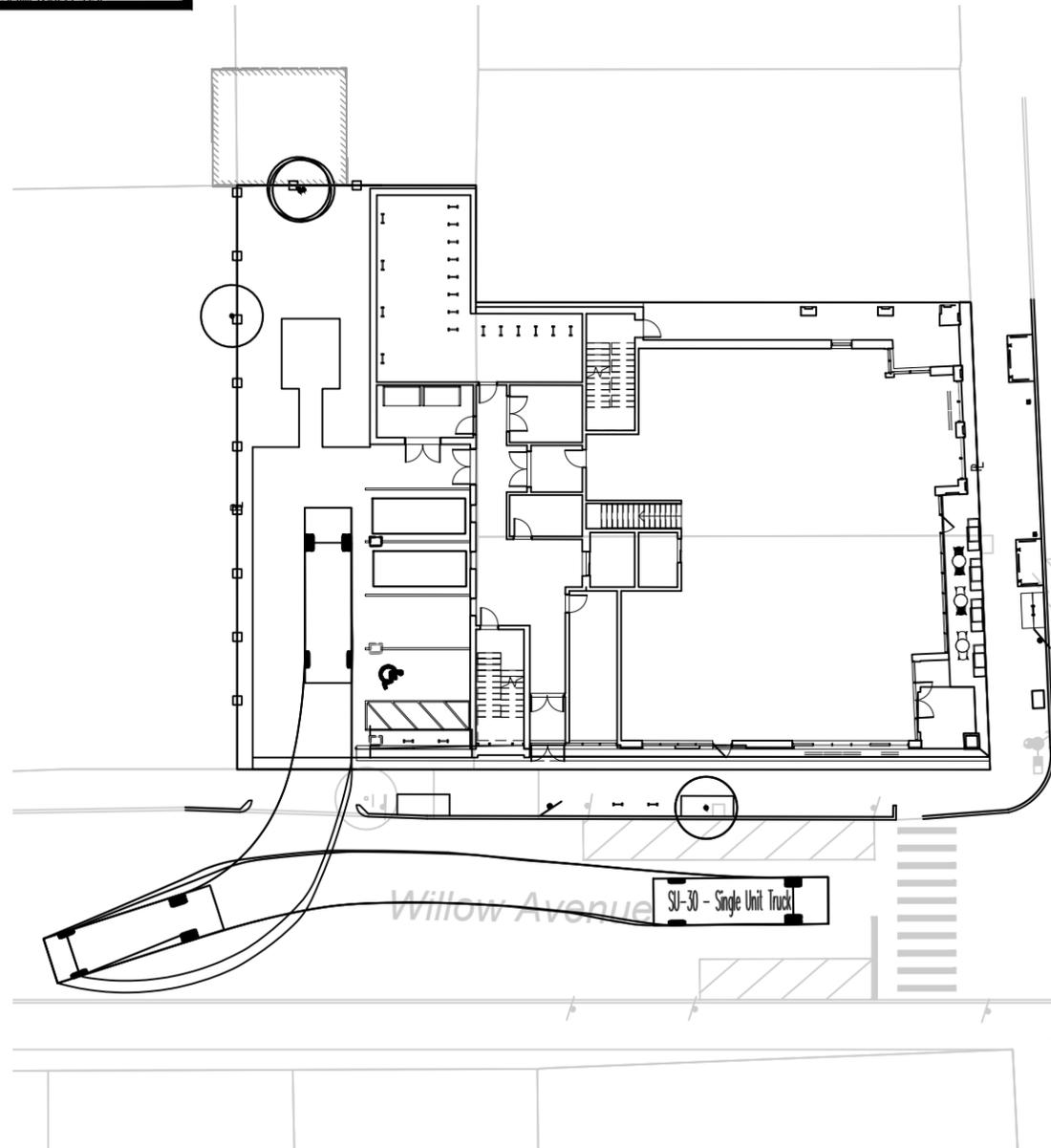
MOTOR VEHICLE MOVEMENT PLAN

NOTES
 4 TOTAL MOTOR VEHICLE PARKING SPACES
 1 ACCESSIBLE PARKING SPACE
 1 SHORT TERM PARKING SPACE
 2 COMMERCIAL USE ONLY SPACES

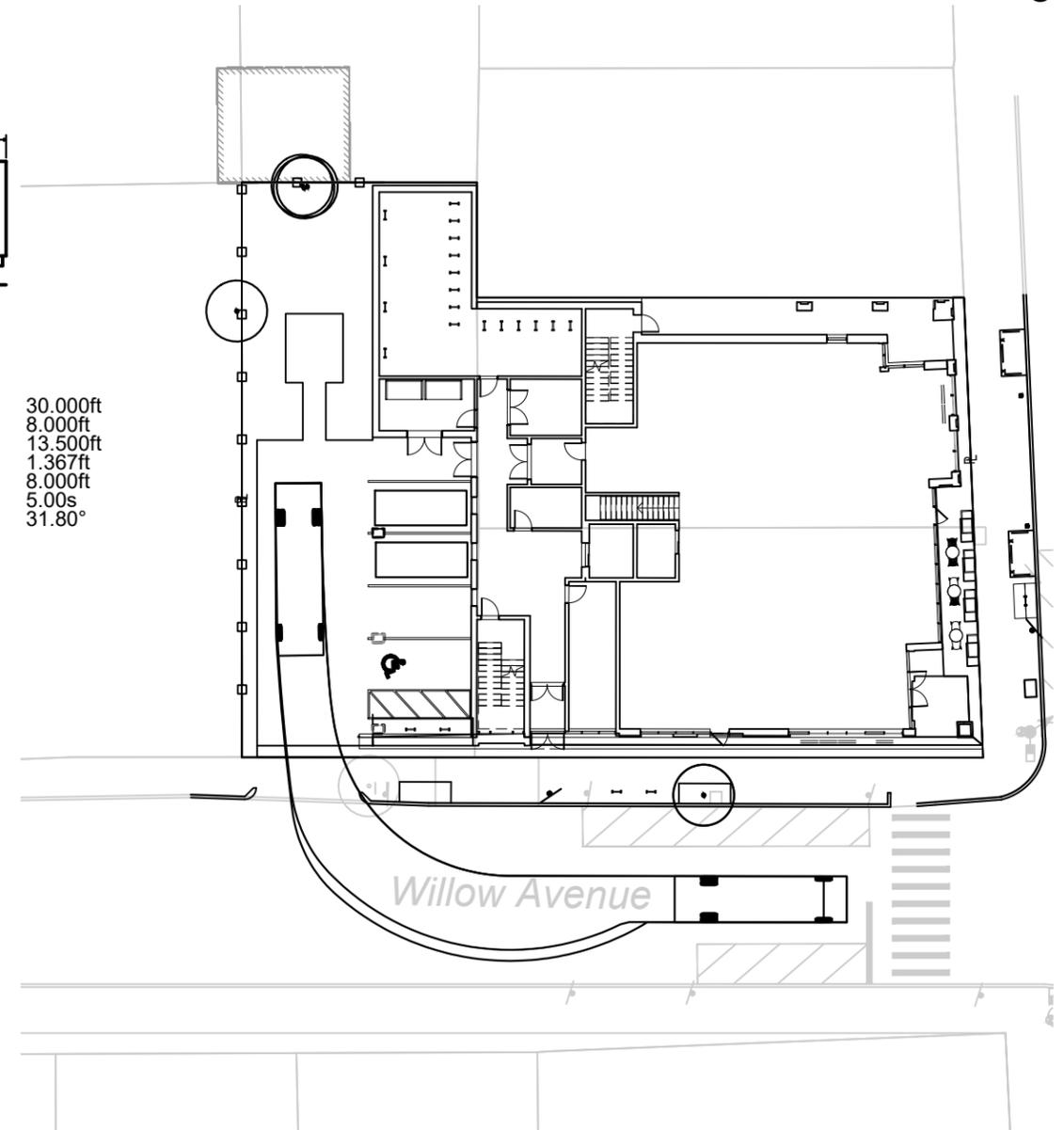


SU-30 Entering

SU-30 Exiting



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°



Willow Avenue

Willow Avenue



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 DICAMILLO ASSOCIATES
 153 ESSEX STREET, UNIT 1703
 BOSTON, MA 02210

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Truck Loading
 Movement Plan

Figure
 C-106

DR BY: SZ
 CHK BY: TL
 GM2 PROJ NO: 41007.00
 DATE: NOVEMBER 2024
 SCALE: 1" = 30'

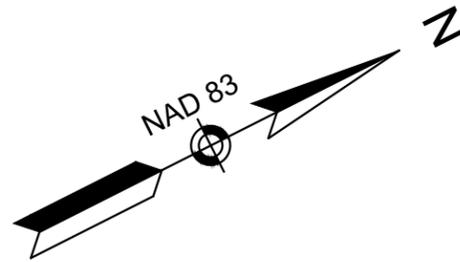
PROJECT TEAM

SITE NAME/ADDRESS

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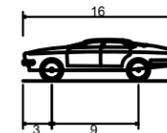
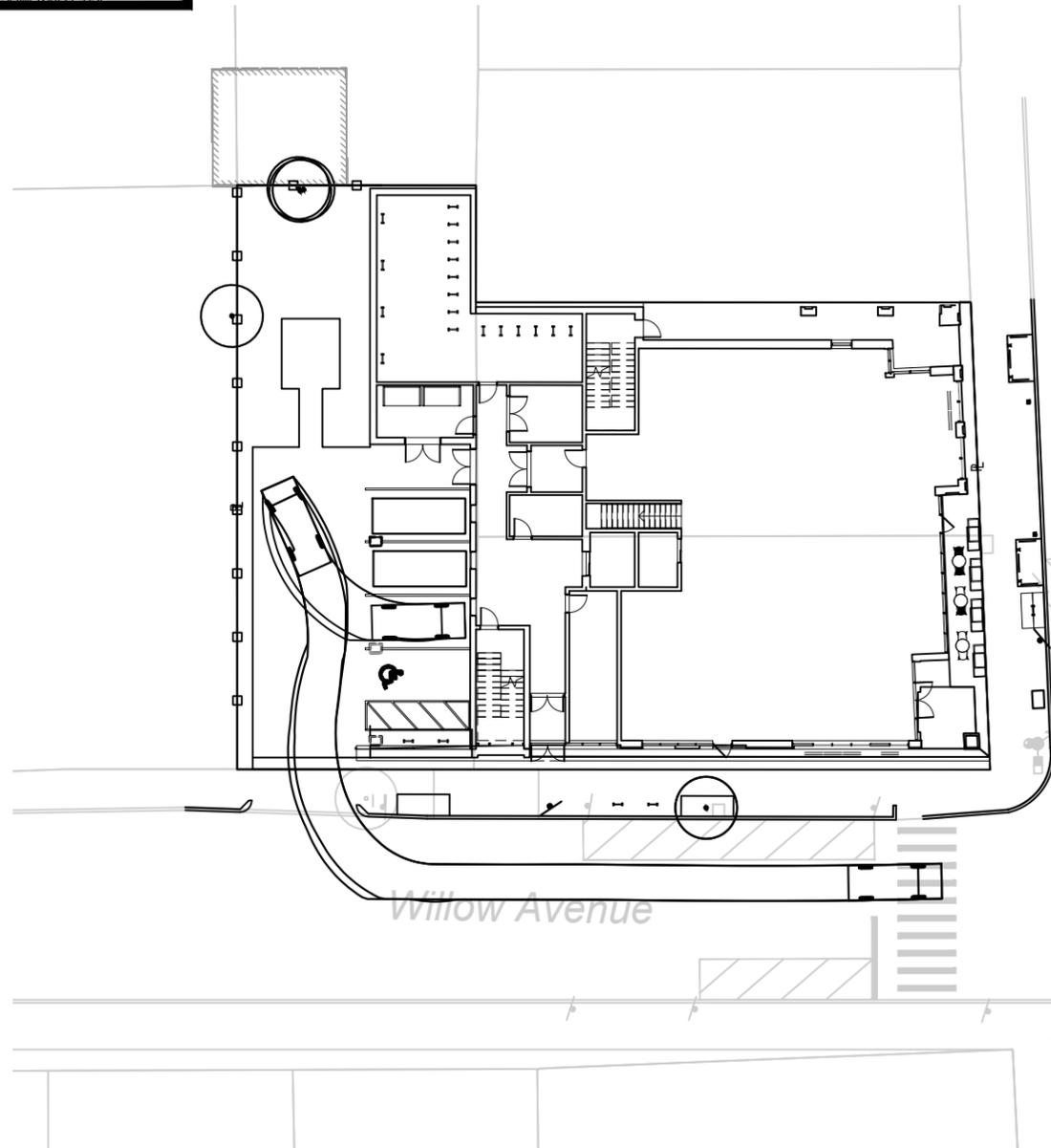
SHEET #

NOTES
 4 TOTAL MOTOR VEHICLE PARKING SPACES
 1 ACCESSIBLE PARKING SPACE
 1 SHORT TERM PARKING SPACE
 2 COMMERCIAL USE ONLY SPACES

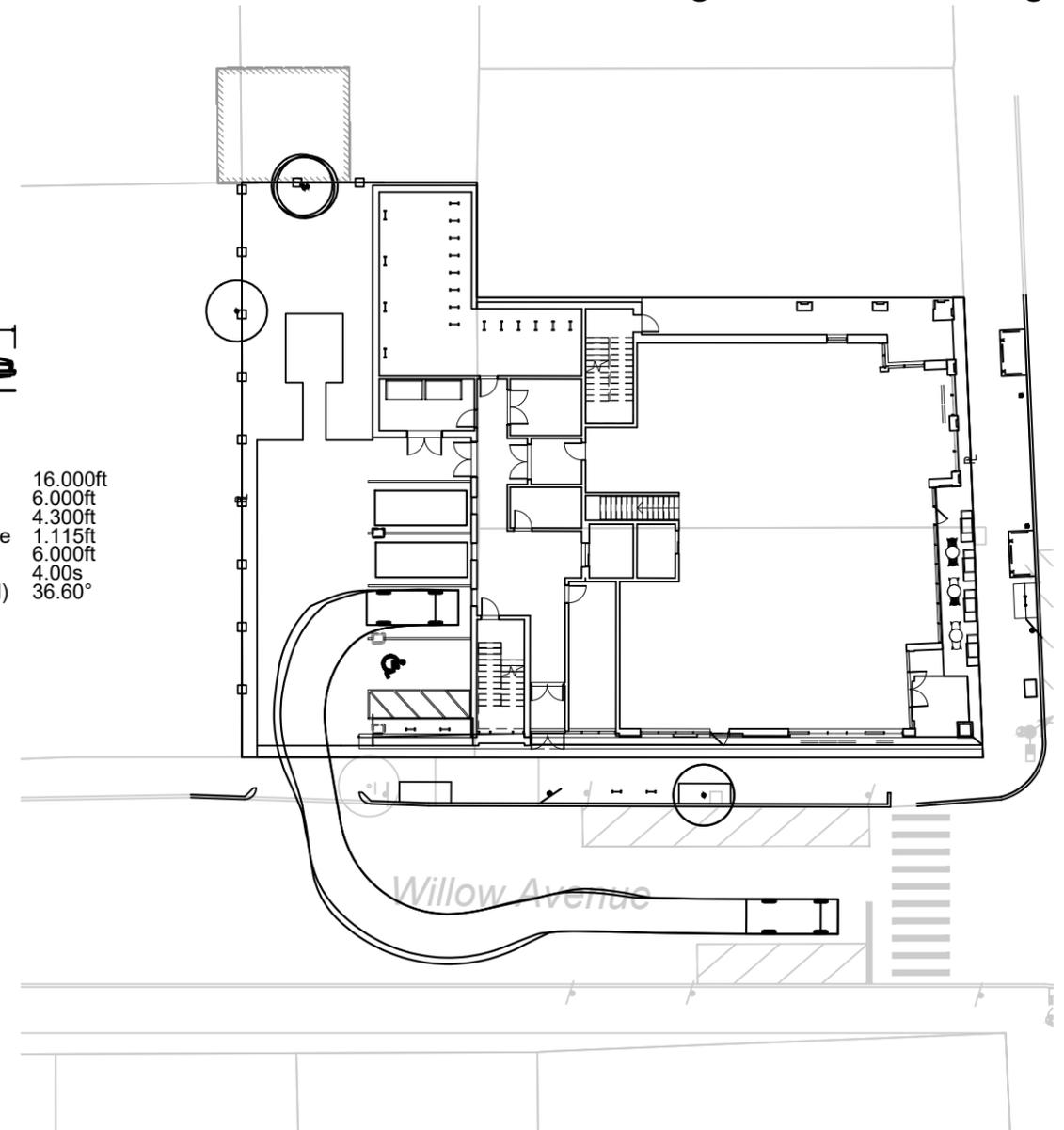


Passenger Vehicle Entering

Passenger Vehicle Exiting



P - Passenger Car (16')
 Overall Length 16.000ft
 Overall Width 6.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 36.60°



DEVELOPER:
 DICAMILLO ASSOCIATES
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 BOSTON, MA 02210

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Motor Vehicle
 Movement Plan

Figure
 C-107

DR BY: SZ
 CHK BY: TL
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 DATE: NOVEMBER 2024
 SCALE: 1" = 30'

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