

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 January 2025

(01/23/2025)

TABLE OF CONTENTS

PROJECT SUMMARY..... 3
SITE ACCESS..... 4
 Site Plans and Supporting Graphics 4
ILLUSTRATIVE SITE PLAN..... 4
TRANSPORTATION ELEMENTS PLAN..... 4
PEDESTRIAN ACCESS PLAN 4
BICYCLE PARKING PLAN 4
MOTOR VEHICLE PARKING PLAN 5
MOTOR VEHICLE MOVEMENT PLAN 5

APPENDICES

ILLUSTRATIVE SITE PLAN
TRANSPORTATION ELEMENTS PLAN
PEDESTRIAN ACCESS PLAN
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 main building entrances fronting Broadway and Willow Avenue. 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 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**

ILLUSTRATIVE SITE PLAN



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

PROJECT TEAM

720-722 BROADWAY
SOMERVILLE, MA

SITE NAME/ADDRESS

Illustrative Site Plan

SHEET NAME

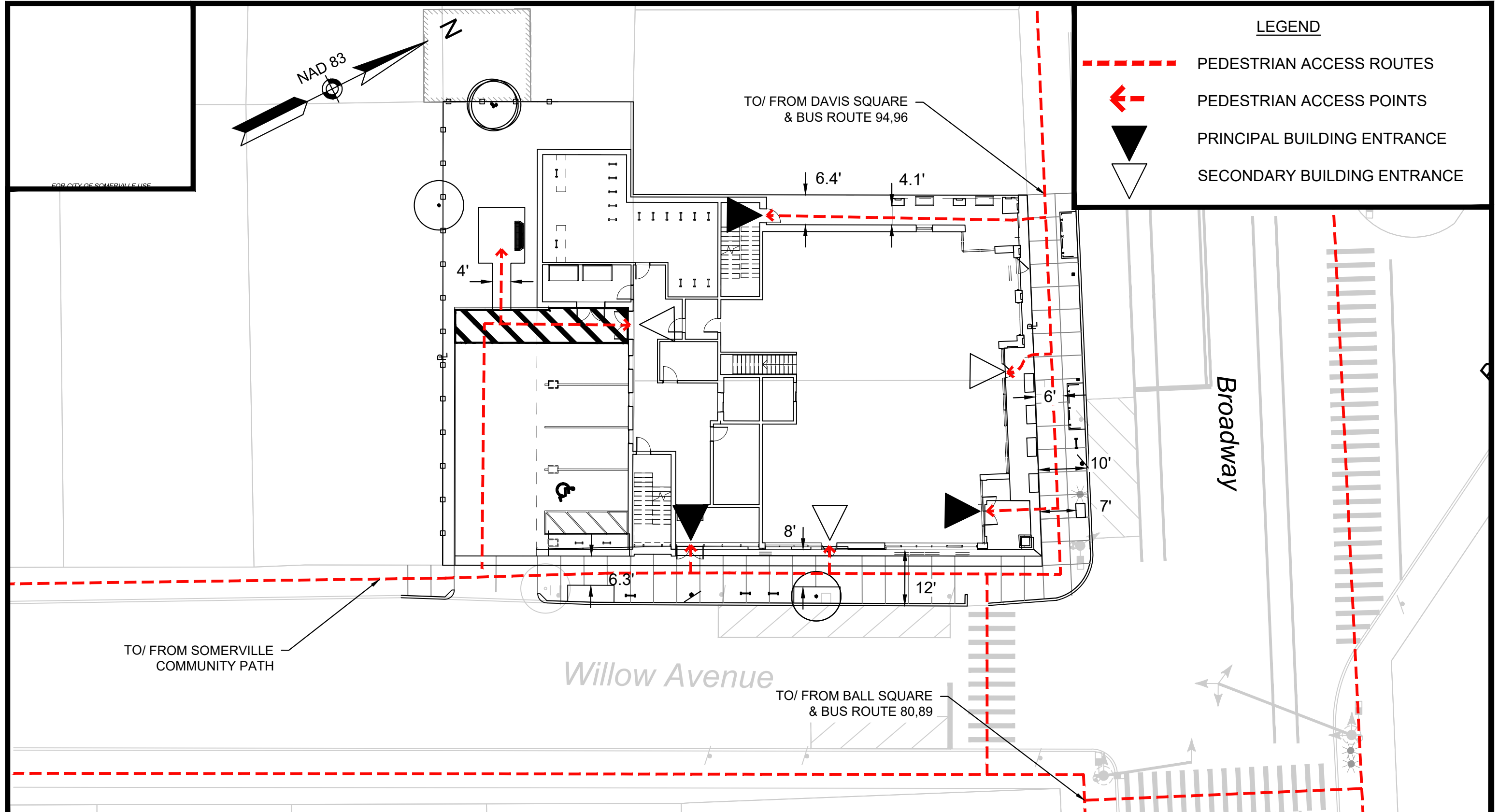
Figure
C-101

SHEET #

DR BY: SZ
CHK BY: TL
GM2 PROJ NO: 41007.00
DATE: JANUARY 2025
SCALE: 1" = 20'

TRANSPORTATION ELEMENTS PLAN

PEDESTRIAN ACCESS PLAN



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720-722 BROADWAY
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Pedestrian Access Plan

Figure
C-103

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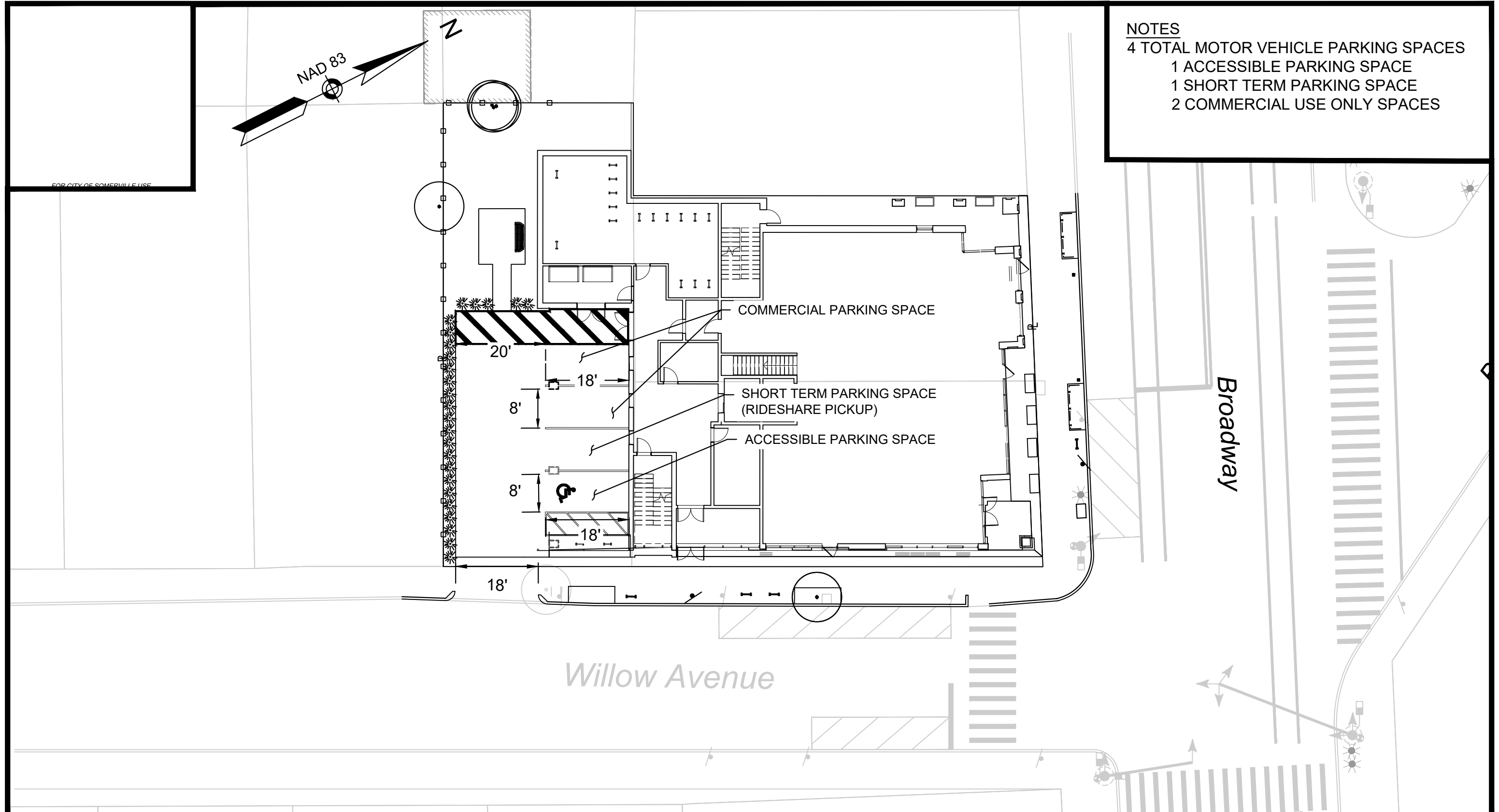
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BICYCLE PARKING PLAN

MOTOR VEHICLE PARKING PLAN



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



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Motor Vehicle Parking
Plan

Figure
C-105

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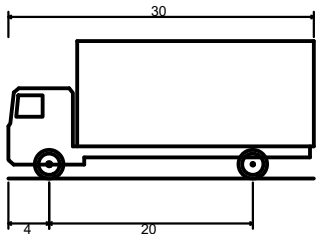
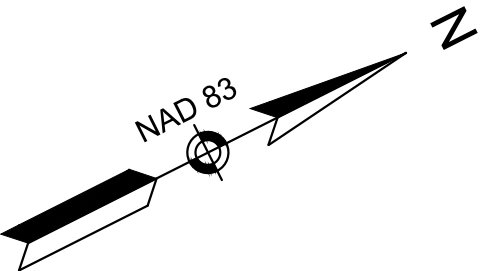
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MOTOR VEHICLE MOVEMENT PLAN

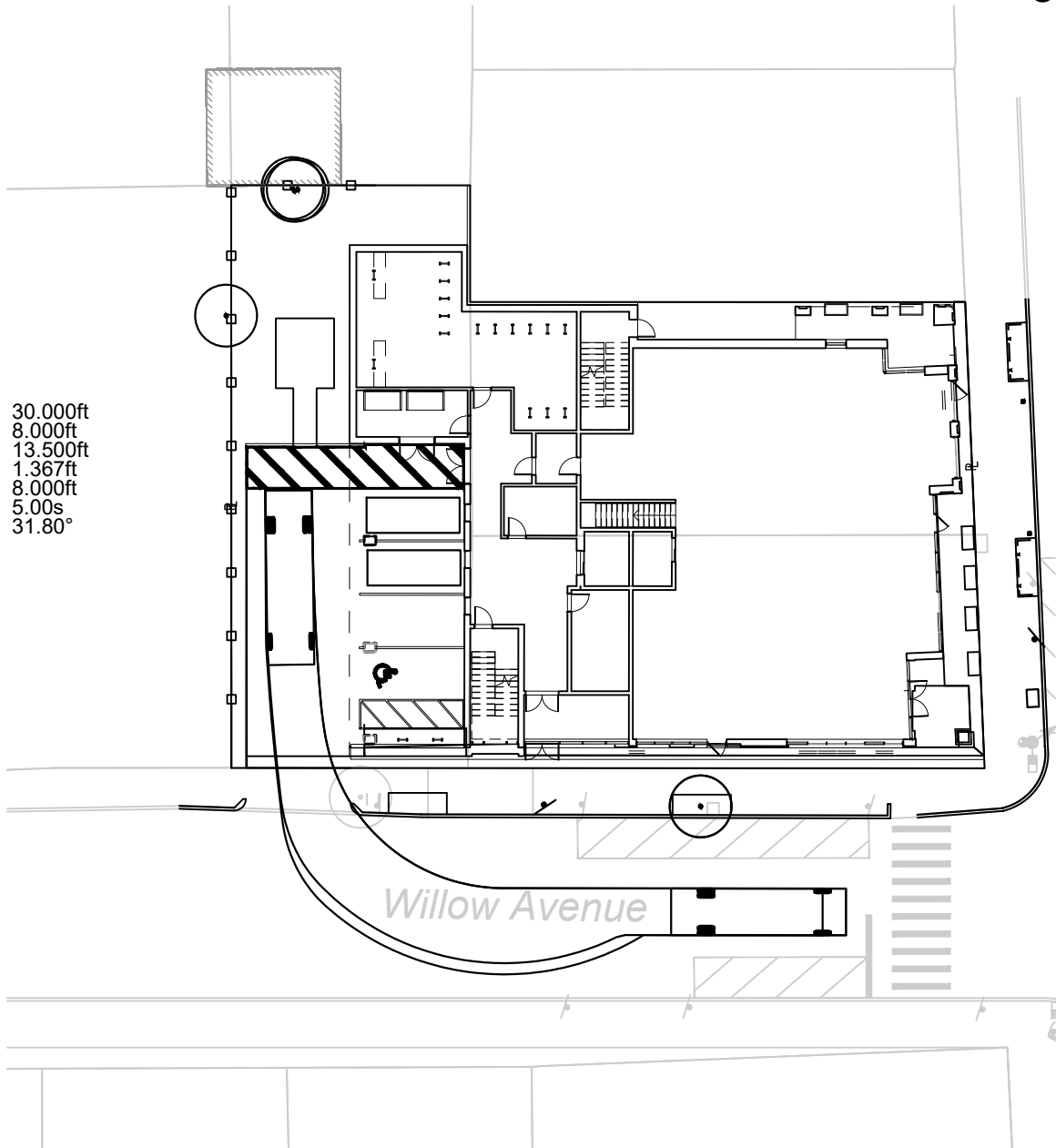
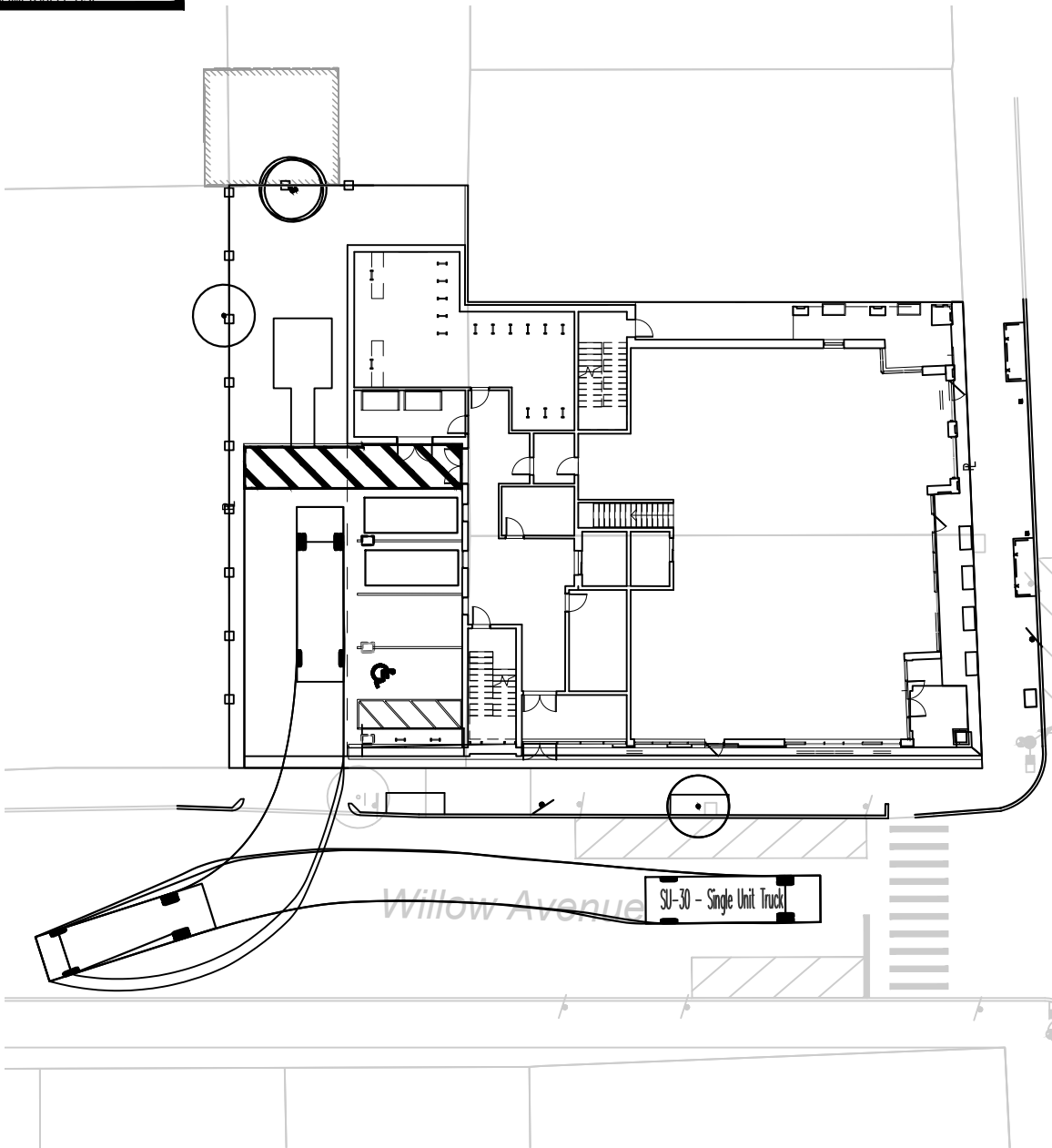
- NOTES
- 4 TOTAL MOTOR VEHICLE PARKING SPACES
 - 1 ACCESSIBLE PARKING SPACE
 - 1 SHORT TERM PARKING SPACE
 - 2 COMMERCIAL USE ONLY SPACES

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°



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Truck Loading
Movement Plan

Figure
C-106

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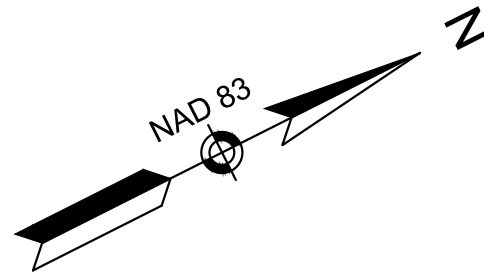
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SCALE: 1" = 30'

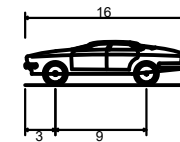
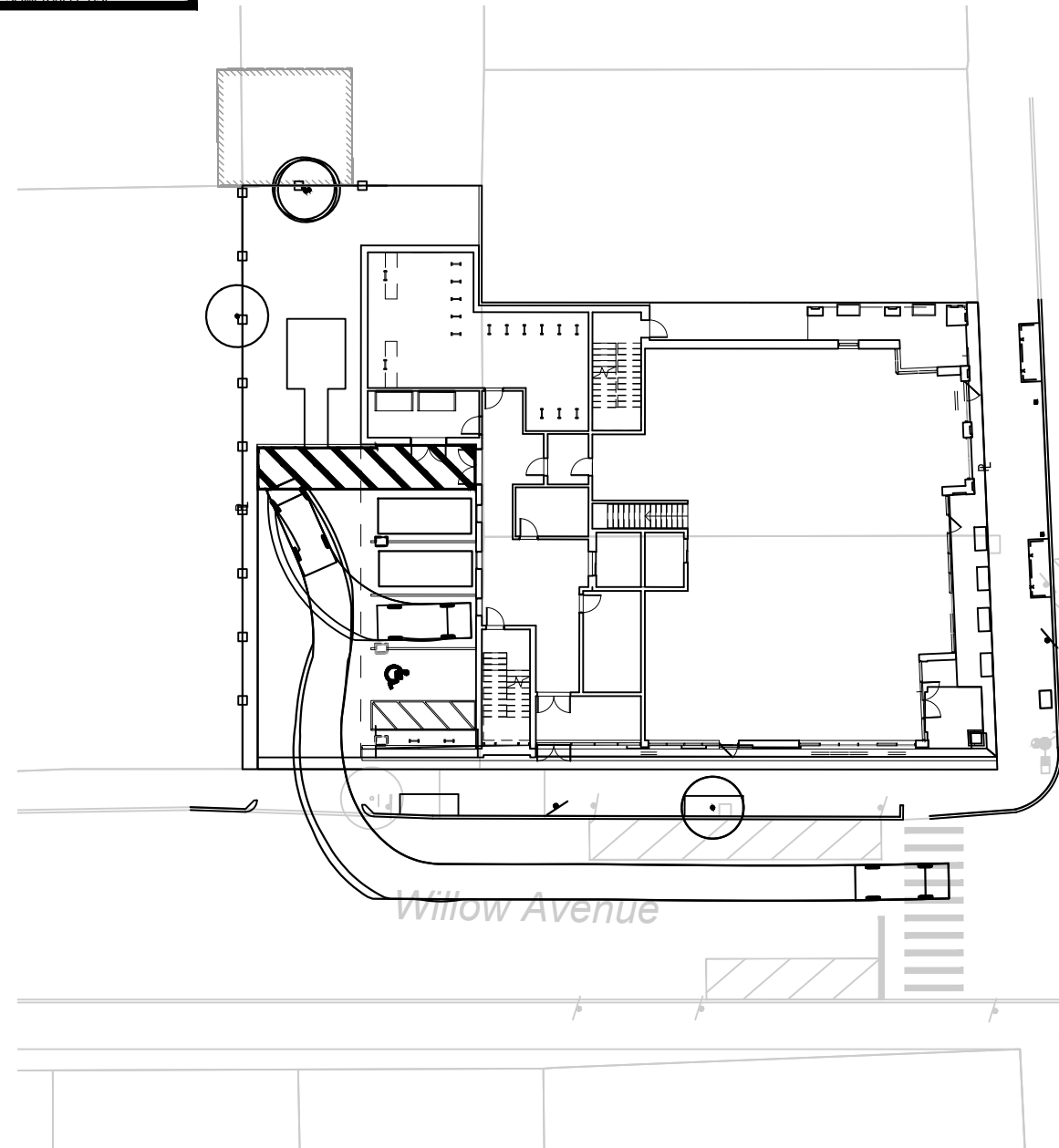
FOR CITY OF SOMERVILLE USE



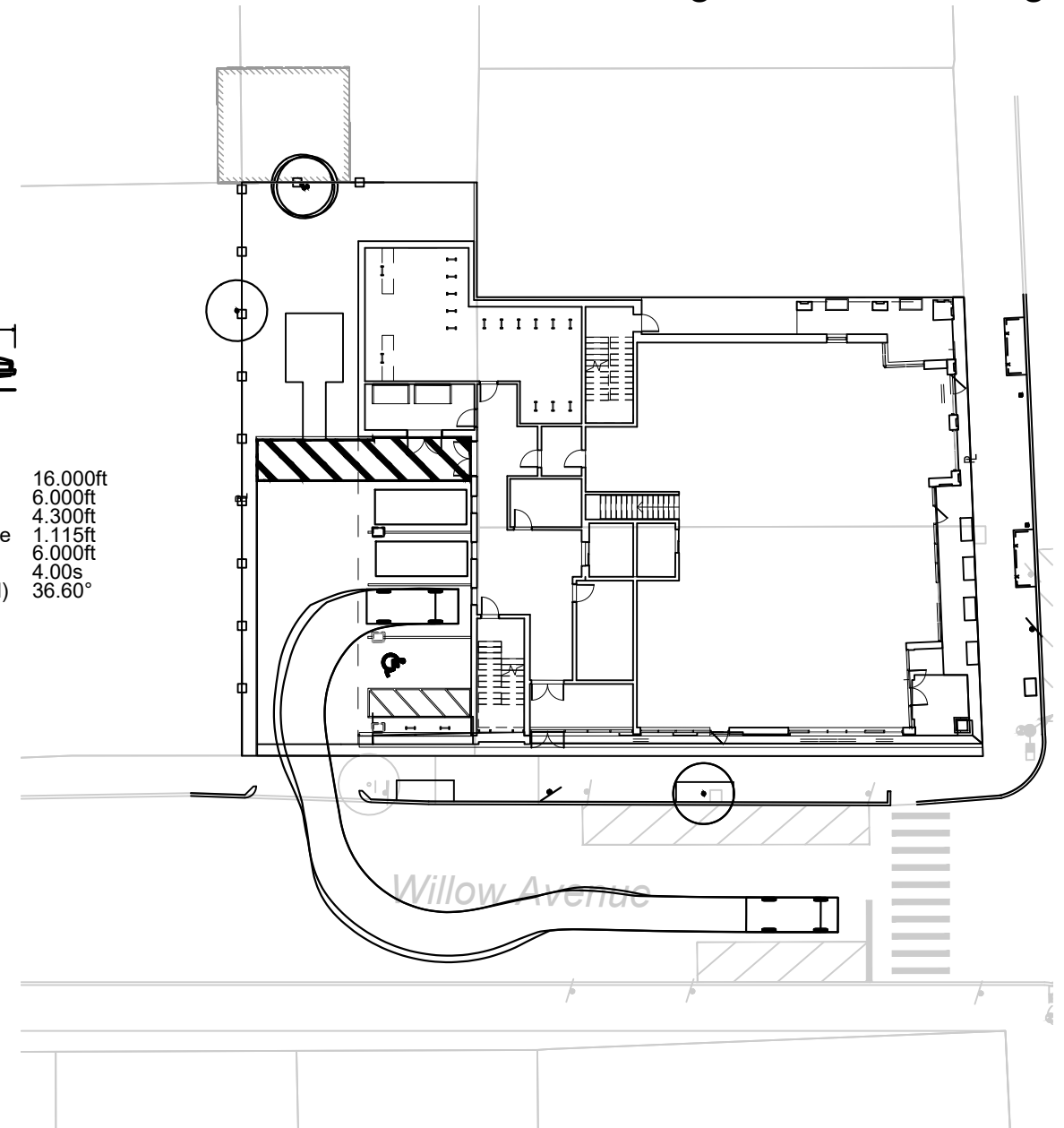
- NOTES
- 4 TOTAL MOTOR VEHICLE PARKING SPACES
 - 1 ACCESSIBLE PARKING SPACE
 - 1 SHORT TERM PARKING SPACE
 - 2 COMMERCIAL USE ONLY SPACES

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°



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SITE NAME/ADDRESS

Motor Vehicle
Movement Plan

SHEET NAME

Figure
C-107

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