

SOMERVILLE, MASSACHUSETTS

# **33 Mystic Avenue**

## Transportation Access Plan

Prepared for  
**Picker Construction**

Prepared by  
**Howard Stein Hudson**

**October 2024**  
**Revised November 2024**



**HOWARD STEIN HUDSON**

Engineers + Planners



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# Project Summary

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*Howard Stein Hudson (HSH)* has prepared the Transportation Access Plan (TAP) with Site Plans and the following narrative for the 33 Mystic Avenue redevelopment (the Project or Site) on behalf of Picker Construction, LLC (the Proponent). The Project is in Somerville's Assembly Square Mixed-use District (ASMD), between North Union Street and Grand Union Boulevard. The Project will consist of the construction of a six-story residential building containing eight units and an approximately 593-square-foot (-sf) ground floor retail/commercial use. No vehicle parking spaces will be provided. A secure bicycle room on the ground floor will accommodate storage for eight bicycles and outdoor racks will provide four visitor bicycle parking spaces.

## Site Access and Plans

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The Project Site is bounded by Mystic Avenue to the west, North Union Street to the north, and existing commercial and manufacturing buildings to the east and south. No parking will be provided on site. No curb cuts provide access to the existing site, and no curb cuts are proposed for the future Site. The primary entrance to the building lobby and commercial use will be provided on North Union Street.

## Illustrative Site Plan

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The Illustrative Site Plan shown in Exhibit A.1 (**Appendix A**) depicts the general ground level floor plan and site landscape plan. The building lobby, commercial/retail use, and bicycle area will be located on the ground floor. Residential units will be located on the upper floors. The ground level will also provide a space for building operations, specifically a mail area right off the lobby. Trash and storage will be located in the basement.

## Transportation Elements Plan

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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. Other transportation elements are further discussed in subsequent sections.

No curb cuts exist along the Site frontage on either Mystic Avenue or North Union Street. Changes to the curb consist of shifting the curb along North Union Street to create a narrower 24-foot-wide roadway and developing a wide curb extension along the northwest side of the building. A tighter



corner radius is also proposed with a new pedestrian ramp. With the extension of the curb, the pedestrian crossing across North Union Street will be reduced from 48.5 feet to 32 feet. A shorter crossing will provide a safer pedestrian condition crossing North Union Street.

The Project will maintain the existing bus stop in front of the site. Per the latest Fall 2022 ridership data, the stop serves an average of one to two riders a day as shown in **Table 1**.

**Table 1. MBTA Bus 95 Daily Ridership at Mystic Avenue @ North Union Street**

Day of Week	Boardings	Alightings
Weekday	1.4	0.6
Saturday	1.3	0.2
Sunday	0.8	0.3

For comparison, the next stop down (to the north) at the Home Depot Plaza Entrance serves an average of 3.9 daily boardings and 0.9 daily alightings.

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## Pedestrian Access Plan

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The primary pedestrian access point into the Project will continue to be provided on North Union Street. The entrance provides access to the building lobby as shown on Exhibit A.3 (**Appendix C**). Emergency egress doors will be located on the south side of the building. Along Mystic Avenue, the Project is proposing a six-foot-wide sidewalk adjacent to a five-foot-wide landscape/furnishing zone. The Project proposes to provide a six-foot sidewalk along North Union Street where no sidewalk is currently provided. A 10-foot landscape/furnishing zone with benches will also be provided along North Union Street.

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## Bicycle Parking Plan

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Bicycle parking design and layout references and complies with the Somerville Zoning Ordinance<sup>1</sup>, 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- and long-term bicycle parking spaces for the proposed land used and size of the Project. As shown in Exhibit A.4, (**Appendix D**) the proposed

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<sup>1</sup> Somerville Zoning Ordinance; Strategic Planning & Community Development; Somerville, MA; December 12, 2019.



bicycle parking will consist of two outdoor bicycle racks to accommodate short-term parking for four bicycles within the Mystic Avenue furniture zone. The Project will construct eight secure, covered bicycle parking spaces that will be available for residents in a bicycle room on the ground level just off the lobby area. The Project exceeds the minimum requirements for bicycle parking. Cyclists will access the bicycle room from the North Union Street building entrance via the lobby.

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## Motor Vehicle Parking Plan

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No parking will be provided on site.

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## Vehicle Movement Plan

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Trash operations are expected to occur on-street on North Union Street at the north side of the building. The trash room is in the basement level of the building. On the morning of trash days, building management will bring the trash barrels to ground level, out the doorway on the northern side of the building, and then out to North Union Street for pick-up.

The Project will coordinate with the City to post signage on the north side of North Union Street for a designated loading and service area (see Exhibit A.2, in **Appendix B**). The designated loading/service area will be utilized for move-in/move-out activities as well as for the minimal commercial loading activity for the ground floor commercial use.

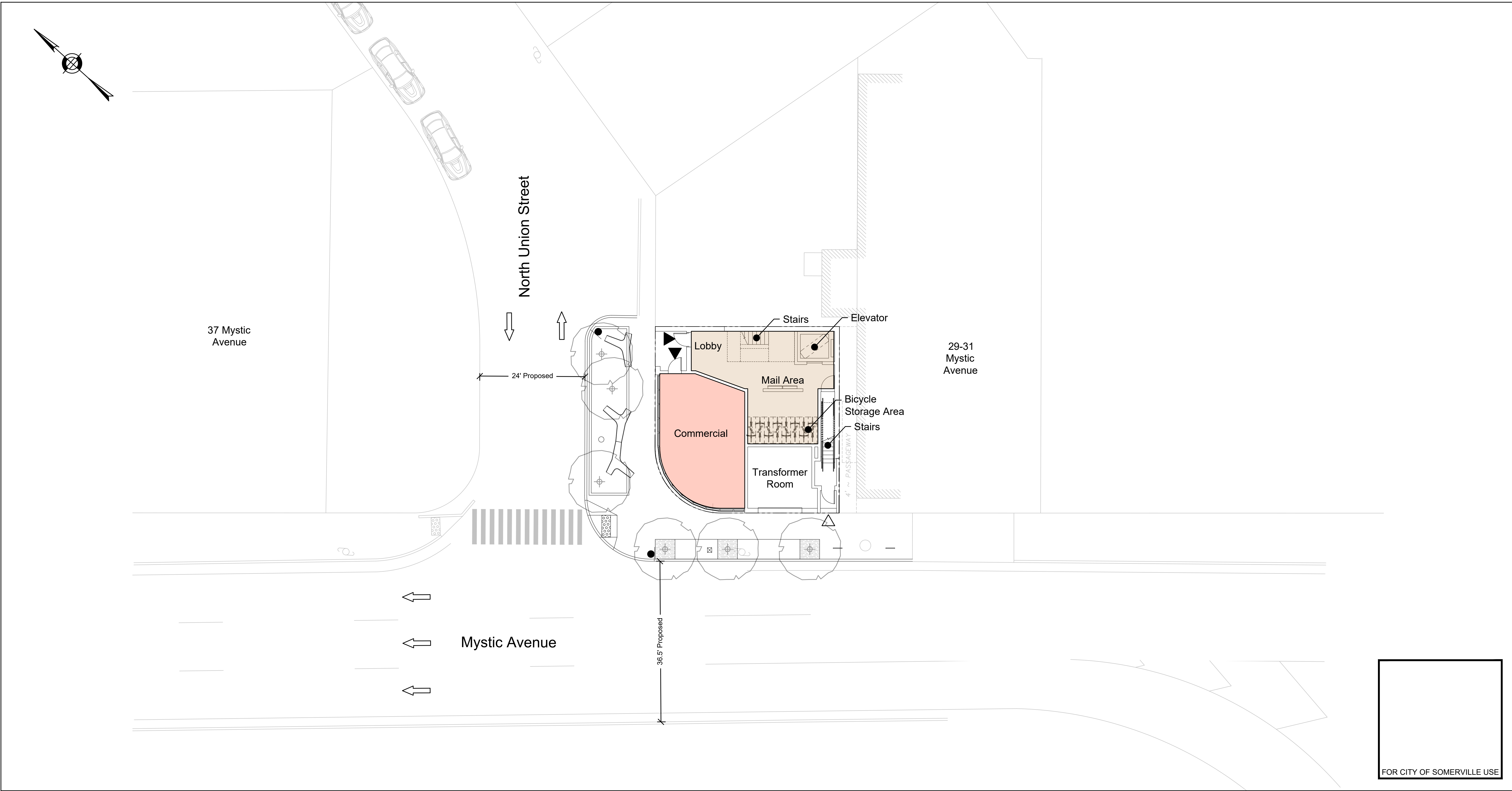


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## Appendix A

### Illustrative Site Plan



NOT FOR CONSTRUCTION

Travel Lane

Primary Access

Secondary Access

Property Line

Commercial

Common Area

Notes

1. Existing Lot No. 101-B-14

FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

33 MYSTIC AVENUE

ILLUSTRATIVE SITE PLAN

11 Beacon Street, Suite 1010  
Boston, MA 02108  
www.hshudson.com

EXHIBIT A.1

Date:  
November 2024

Scale:  
1" = 10'-0"



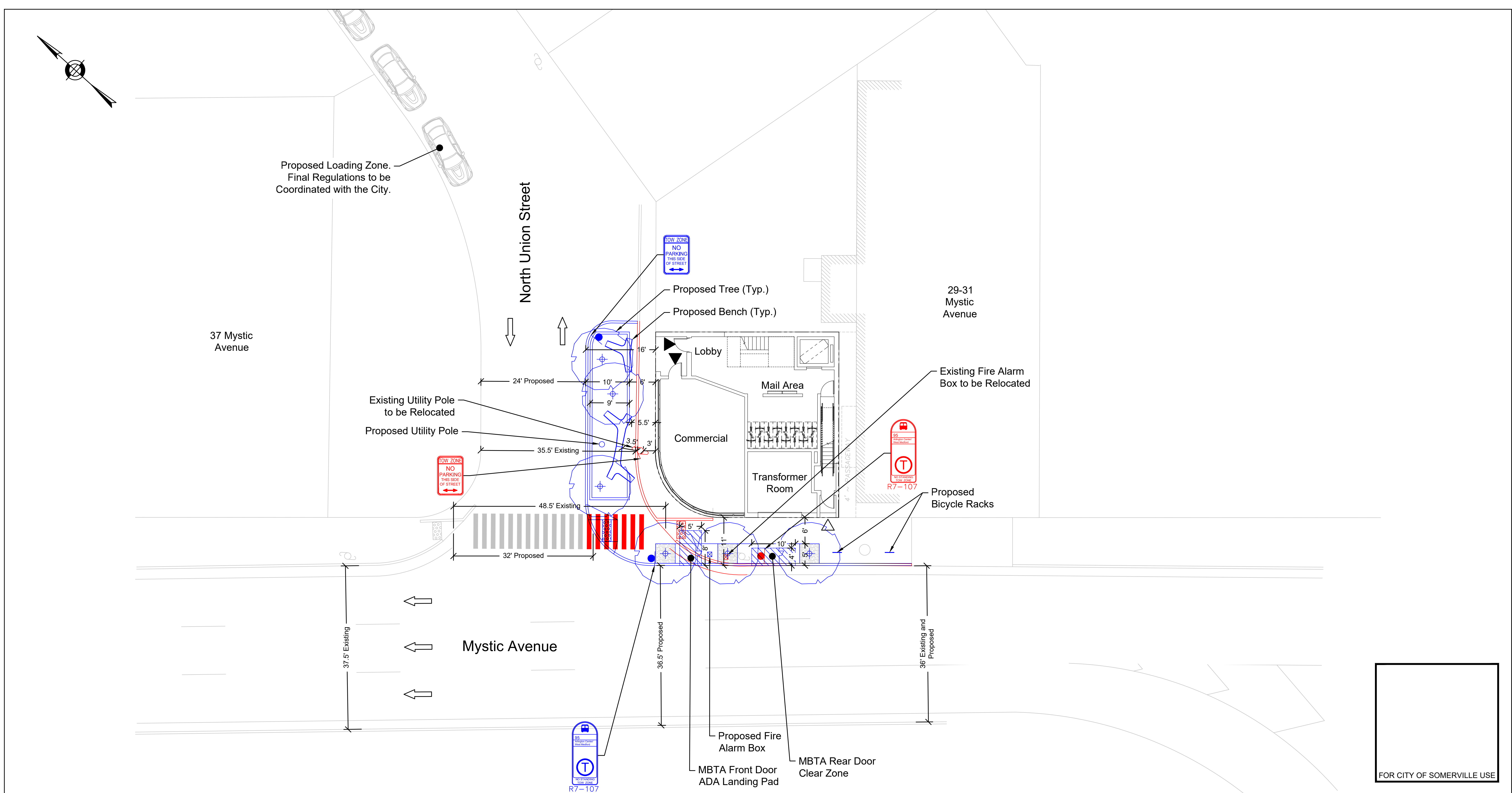
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## Appendix B

### Transportation Elements Plan





NOT FOR CONSTRUCTION

Travel Lane

Primary Access

Secondary Access

Property Line

Existing Elements to be Removed

Existing Elements to Remain

Proposed Elements

CURB DESIGN ALONG NORTH UNION STREET WILL BE ONGOING AND UPDATED IN COORDINATION WITH THE CITY AND ADJACENT SITE OWNER(S).

COORDINATION WILL BE ONGOING REGARDING THE FINAL LOCATIONS FOR THE THE UTILITY POLE AND FIRE ALARM BOX.

Notes

1. Existing Lot No. 101-B-14

FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

33 MYSTIC AVENUE

TRANSPORTATION ELEMENTS PLAN

11 Beacon Street, Suite 1010  
Boston, MA 02108  
www.hshudson.com

Date:  
November 2024

Scale:  
1" = 10'-0"

EXHIBIT A.2

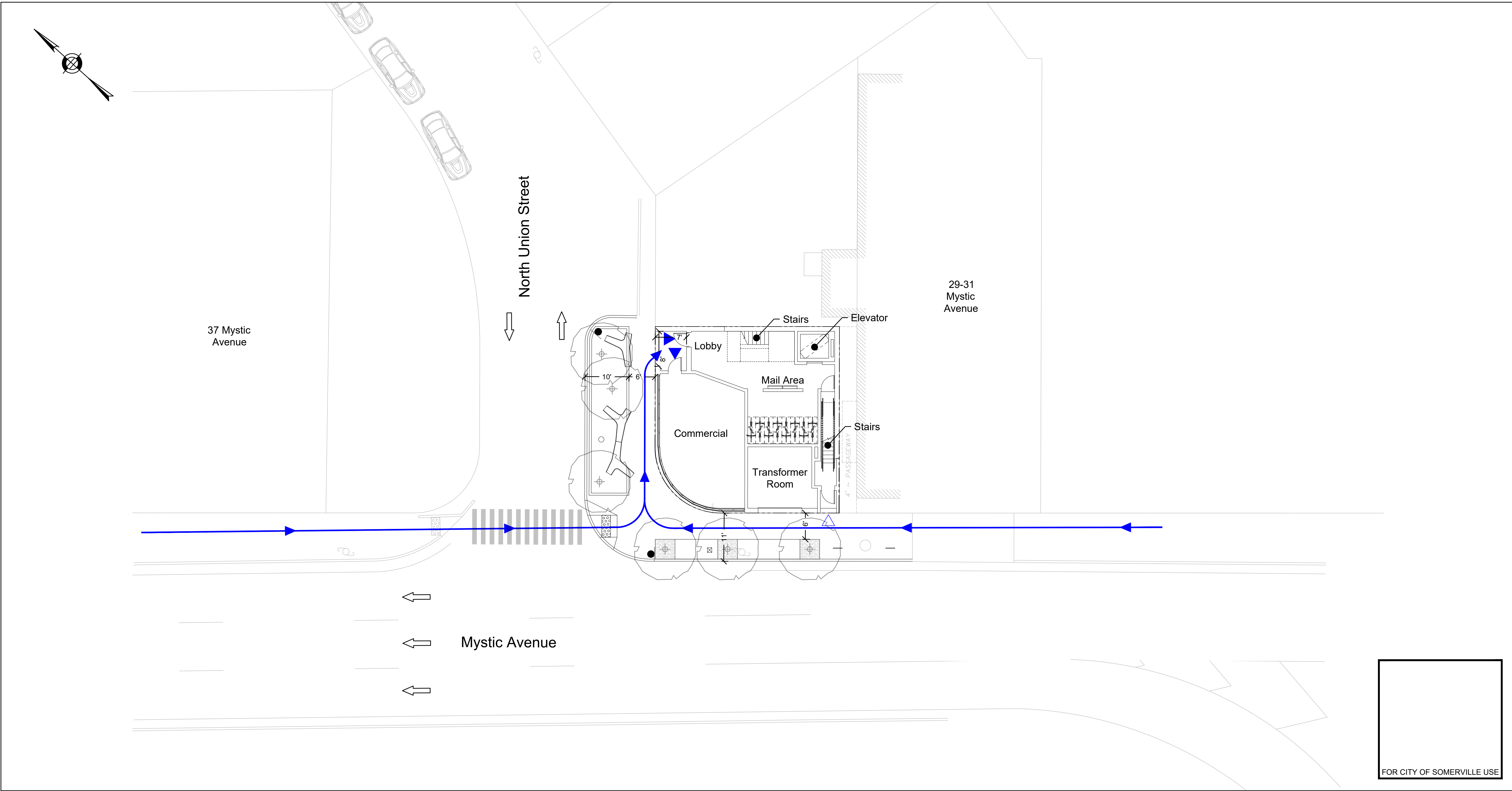


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## Appendix C

### Pedestrian Access Plan



NOT FOR CONSTRUCTION




Travel Lane

Primary Access

Secondary Access


Property Line



Pedestrian Path of Travel

Notes

1. Existing Lot No. 101-B-14

FINAL DESIGN PER		33 MYSTIC AVENUE	
 Keri Pyke 11/15/2024		PEDESTRIAN ACCESS PLAN	
		EXHIBIT A.3	
TRANSPORTATION ACCESS PLAN		 HOWARD STEIN HUDSON 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshudson.com	Date: November 2024
		Scale: 1" = 10'-0"	



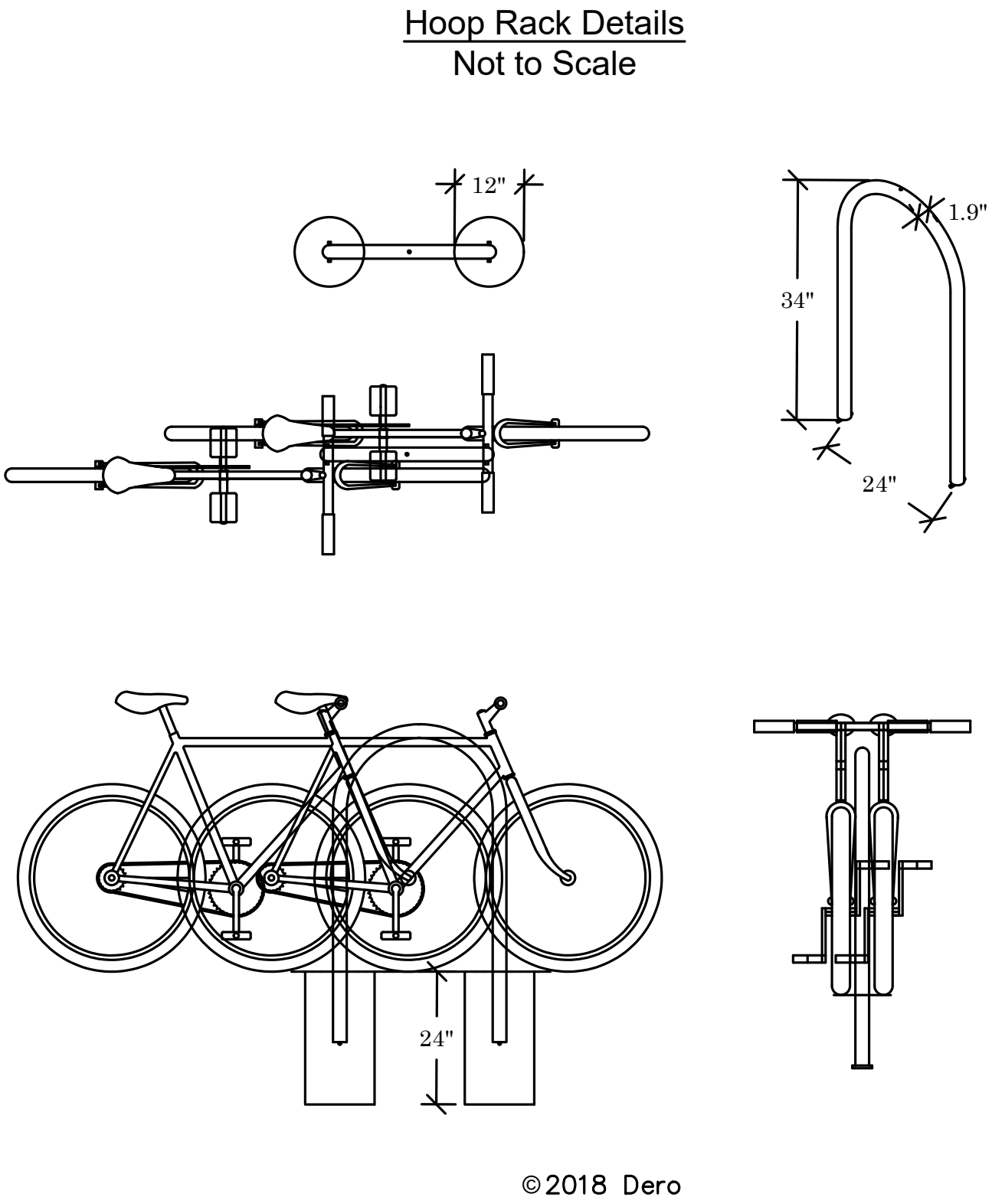
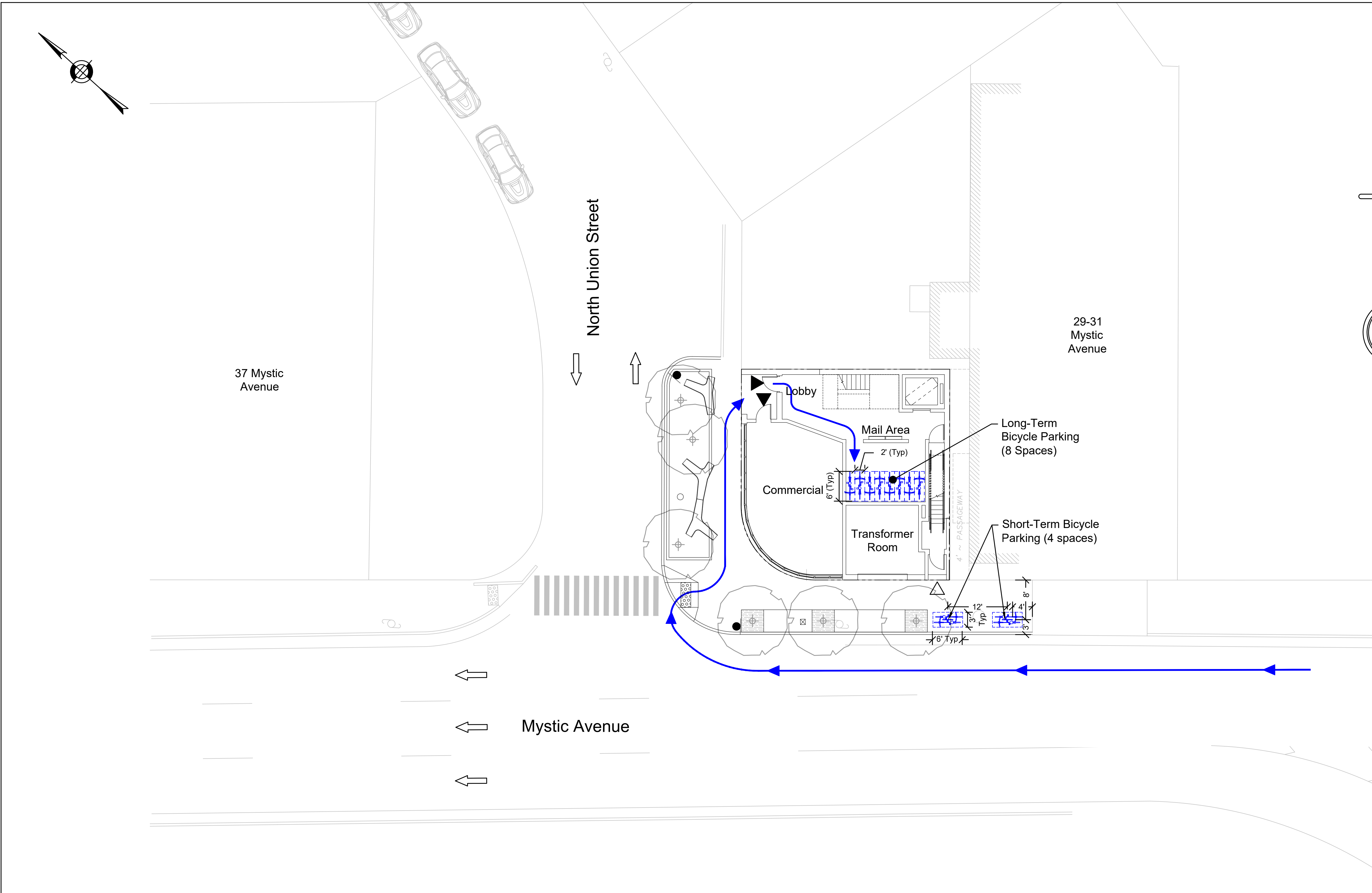
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## Appendix D

### Bicycle Parking Plan





- Notes**
- Bicycle racks shall be the *Dero Hoop Rack* or equivalent for each of the standard (indoor/outdoor) and extra wide spaces.
  - Each rack has a capacity of 2 bikes.
  - Racks materials shall be 1.5" schedule 40 pipe (1.9" OD).
  - 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.
  - 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
Residential:	No Requirements	No Requirements	4 spaces	8 spaces

**Notes**

1. Existing Lot No. 101-B-14

FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

33 MYSTIC AVENUE

BICYCLE PARKING PLAN

EXHIBIT A.4

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

Date:  
November 2024

Scale:  
1" = 10'-0"



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# CITY OF SOMERVILLE

Inspectional Services • Planning Board • Zoning Board of Appeals

## CERTIFICATION OF REQUIRED MATERIALS BY CITY OF SOMERVILLE MOBILITY DIVISION

Development Site Address: 33 Mystic Avenue

Applicant Name: Picker Construction

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

1. Transportation Access Plan

Signature: \_\_\_\_\_  
Mobility Division Representative

Date: 11/19/2024

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