

SOMERVILLE, MASSACHUSETTS

199 Elm Street

Transportation Access Plan

Prepared for
Picker Construction

Prepared by
Howard Stein Hudson

March 6, 2025
Revised March 28, 2025
Revised May 2025



HOWARD STEIN HUDSON

Engineers + Planners



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Appendices

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- Appendix B – Transportation Elements Plan
- Appendix C – Pedestrian Access Plan
- Appendix D – Bicycle Parking Plan



Project Summary

Howard Stein Hudson (HSH) has prepared the Transportation Access Plan (TAP) with Site Plans and the following narrative for the 199 Elm Street redevelopment (the “Project” or “Site”) on behalf of Picker Construction, LLC (the “Proponent”). The Project is in in a Mixed-use District Mid-rise 4 (MR4) area of Somerville and is bound by Elm Street to the west, an existing parking lot and one-story commercial building to the north, a one-story commercial building to the east, and a two-story mixed-use building to the south with commercial and residential uses. The Project will consist of the construction of a four-story residential building containing 10 units and approximately 3,462 square feet (sf) of retail/restaurant space. No vehicle parking spaces will be provided. A secure bicycle room on the ground floor will accommodate storage for 10 bicycles, and three outdoor bicycle racks will provide six visitor bicycle parking spaces.

Site Access and Plans

The Project Site is bound by Elm Street to the west, an existing parking lot and one-story commercial building to the north, a one-story commercial building to the east, and a two-story mixed-use building to the south with commercial and residential uses. No parking will be provided on site. The existing curb cut on Elm Street will be closed, and no curb cut is proposed for the future Site. The entrance to the building lobby will be provided on Elm Street.

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. The commercial space, residential lobby, mail room, and bicycle room will be located on the ground floor. Residential units will be located on the second, third, and fourth floors. Storage for trash and recycling bins will be located in the basement.

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. Other transportation elements are further discussed in subsequent sections.

The existing curb cut on Elm Street will be closed, and no curb cuts to the Project will be provided. The existing sidewalk in front of the Site measures approximately 10 feet and will be widened to 12



feet. This width in front of the Site is proposed to have four feet for the landscape/furniture zone and eight feet to the edge of the building with a minimum of six feet for the clear concrete pedestrian path. The Project will reconstruct any existing sidewalks damaged during construction as necessary.

No changes are proposed to the Massachusetts Bay Transportation Authority (MBTA) bus stop adjacent to the Site with outbound service from Lechmere to Arlington (MBTA #87) and from Harvard Station to Medford Square (MBTA #96). The future sidewalk realm will continue to provide adequate ADA landing areas and door zones for bus loading/unloading.

Pedestrian Access Plan

The commercial entrance and residential lobby will be accessed from Elm Street as shown on Exhibit A.3 (**Appendix C**). Along Elm Street, the Project proposes a seven-foot-wide clear sidewalk adjacent to a five-foot-wide landscape/furnishing zone.

Bicycle Parking Plan

Bicycle parking design and layout 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- 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 bicycle parking will consist of two outdoor bicycle racks to accommodate short-term parking for four bicycles within the Elm Street furniture zone. Two hoop style bicycle racks are proposed in the furniture zone, one in front of 199 Elm Street and one in front of 197 Elm Street. The Project will construct 10 secure, covered bicycle parking spaces that will be available for residents in a bicycle room on the ground level accessible through the lobby.

Motor Vehicle Parking Plan

No parking will be provided on site.

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



Vehicle Movement Plan

Trash operations are expected to occur on-street on Elm Street. Storage for trash and recycling bins will be located in the basement. On the morning of trash days, building management will bring the trash barrels to the street for pick-up. Loading and service activity will also occur curbside on Elm Street and will include mail/parcel deliveries, commercial deliveries, and residential move-in/move-out. Tenants are expected to obtain permits from the City as needed for all move-in/move-out activities or use the metered street parking permitted along Elm Street. The Applicant shall coordinate with relevant City Departments to identify the location of a new loading zone .

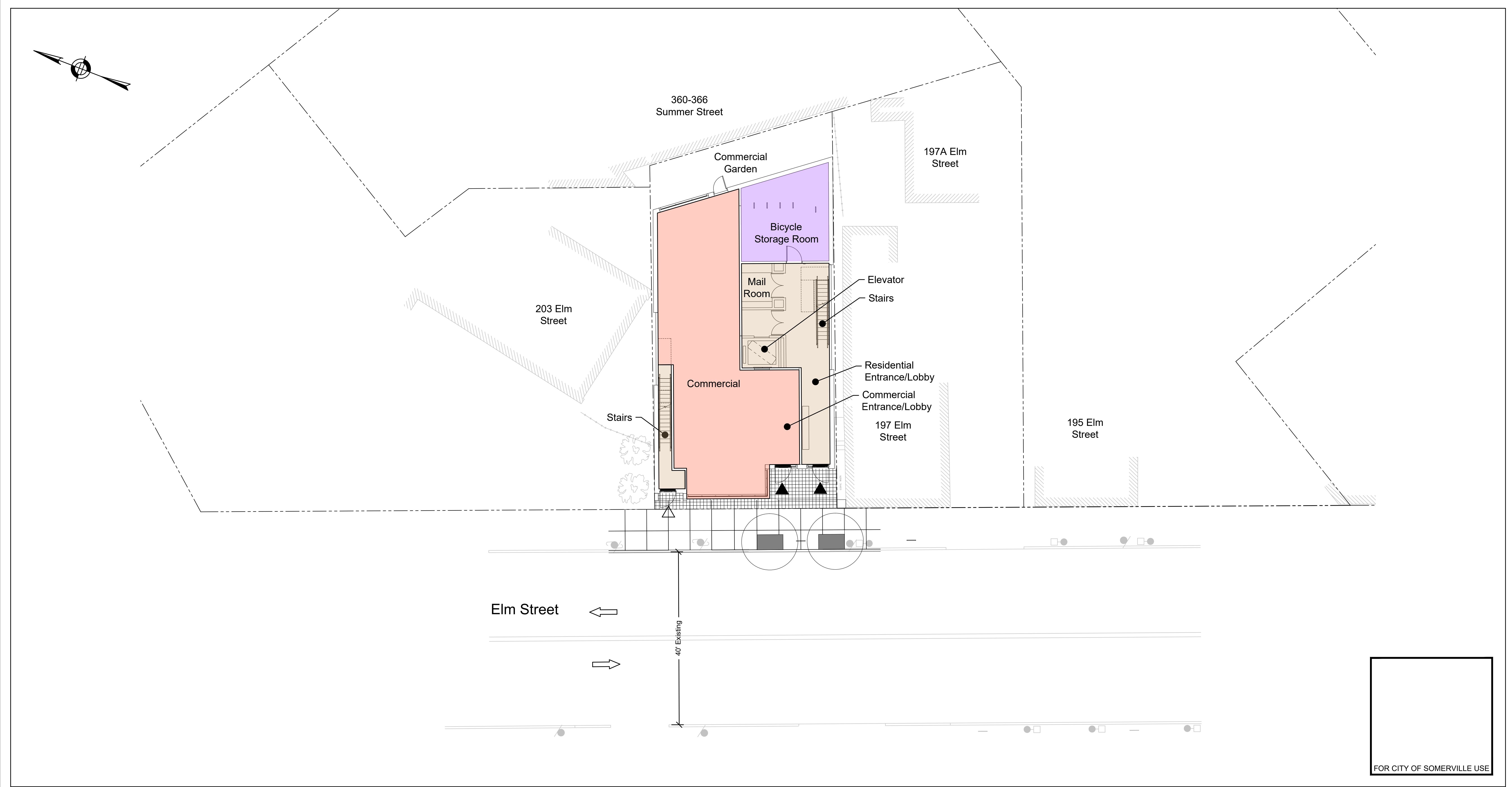


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Appendix A

Illustrative Site Plan



NOT FOR CONSTRUCTION

	Travel Lane		Commercial		Parking Meter
	Primary Access		Residential Common Area		Bike Rack
	Secondary Egress Only		Long-Term Bicycle Parking		
	Property Line				

Notes

1. Existing Lot No. 26-C-11

FINAL DESIGN PER TRANSPORTATION ACCESS PLAN	199 ELM STREET	
	ILLUSTRATIVE SITE PLAN	
	 HOWARD STEIN HUDSON 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshudson.com	Date: May 2025
	EXHIBIT A.1	
	Scale: 1" = 10'-0"	

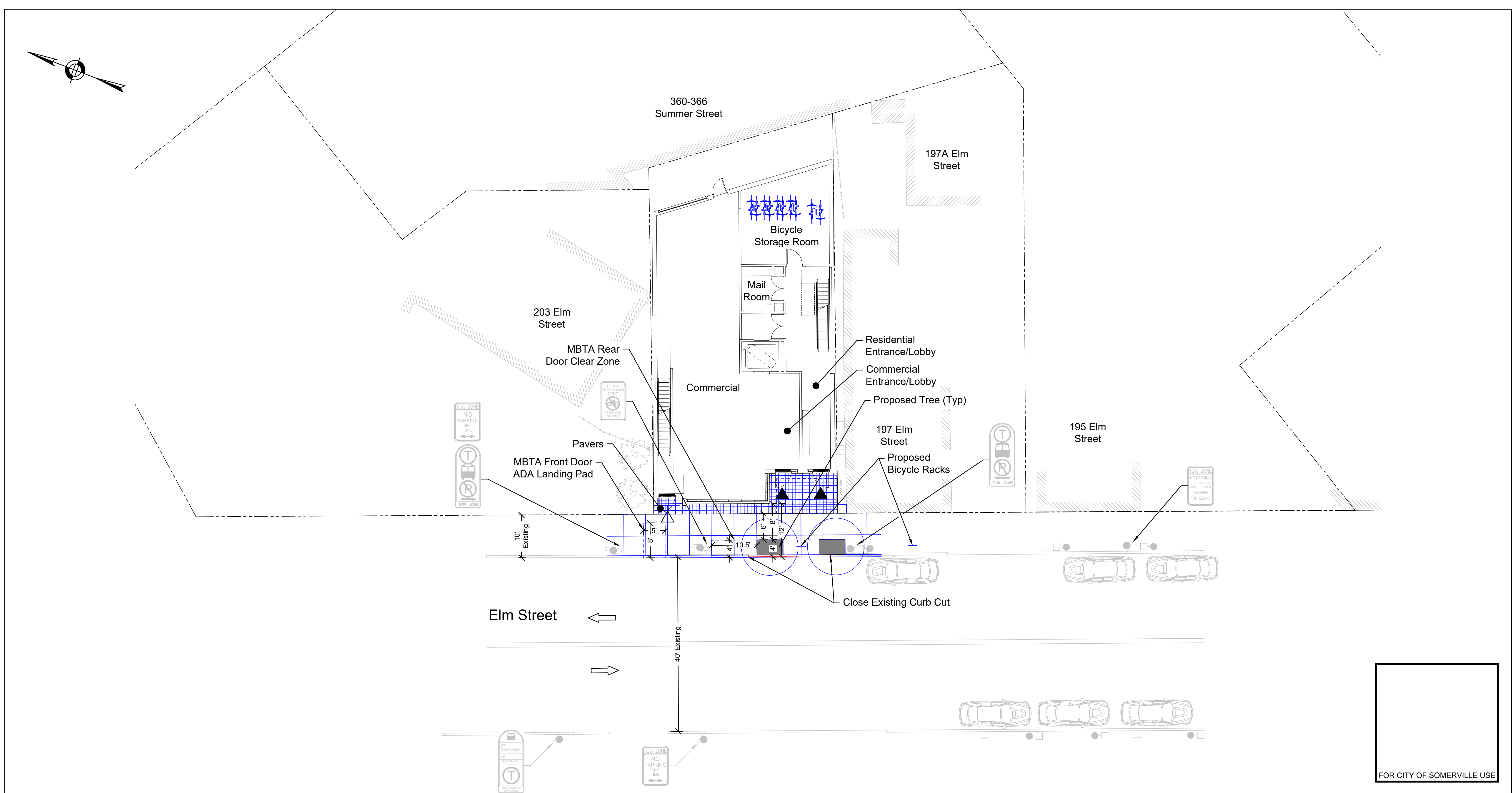


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Appendix B

Transportation Elements Plan



NOT FOR CONSTRUCTION

Travel Lane

Primary Access

Secondary Egress Only

Property Line

Existing Elements to be Removed

Existing Elements to Remain

Proposed Elements

Notes

- Existing Lot No. 26-C-11
- The Applicant shall coordinate with relevant City Departments to identify the location of a new loading zone prior to issuance of Certificate of Occupancy.
- The Applicant shall coordinate with relevant City Departments to resolve any MBTA bus stop compliance issues prior to issuance of Building Permit.

FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

199 ELM STREET

TRANSPORTATION ELEMENTS PLAN

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Boston, MA 02108
www.hshudson.com

Date:
May 2025

Scale:
1" = 10'-0"

EXHIBIT
A.2

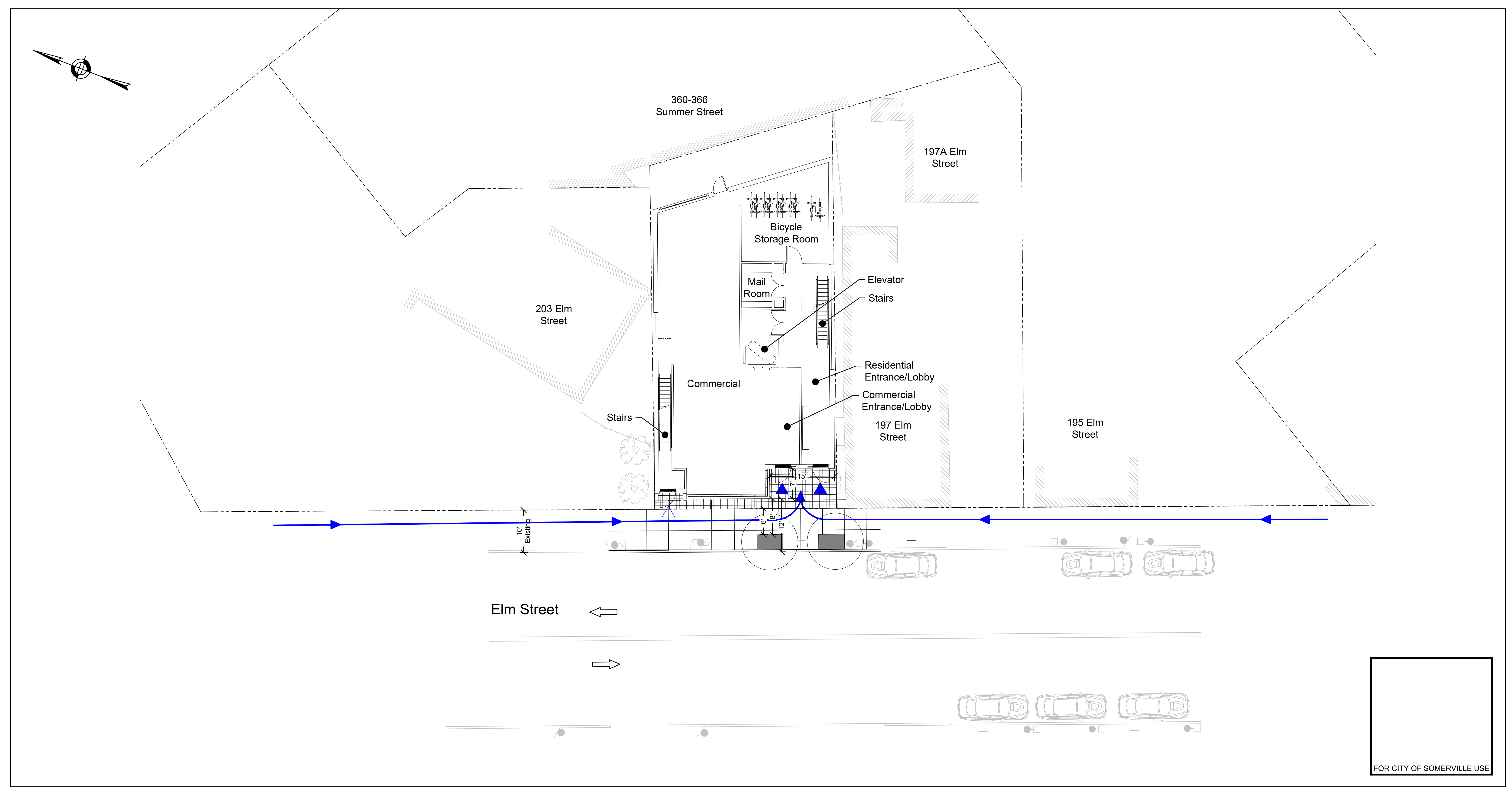


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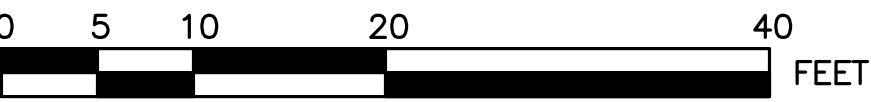
Appendix C

Pedestrian Access Plan



FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION



Travel Lane

Pedestrian Path of Travel

Primary Access

Secondary Egress Only

Property Line

Notes

1. Existing Lot No. 26-C-11

FINAL DESIGN PER		199 ELM STREET	
		PEDESTRIAN ACCESS PLAN	
		EXHIBIT A.3	
TRANSPORTATION ACCESS PLAN		 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshudson.com	Date: May 2025
		Scale: 1" = 10'-0"	

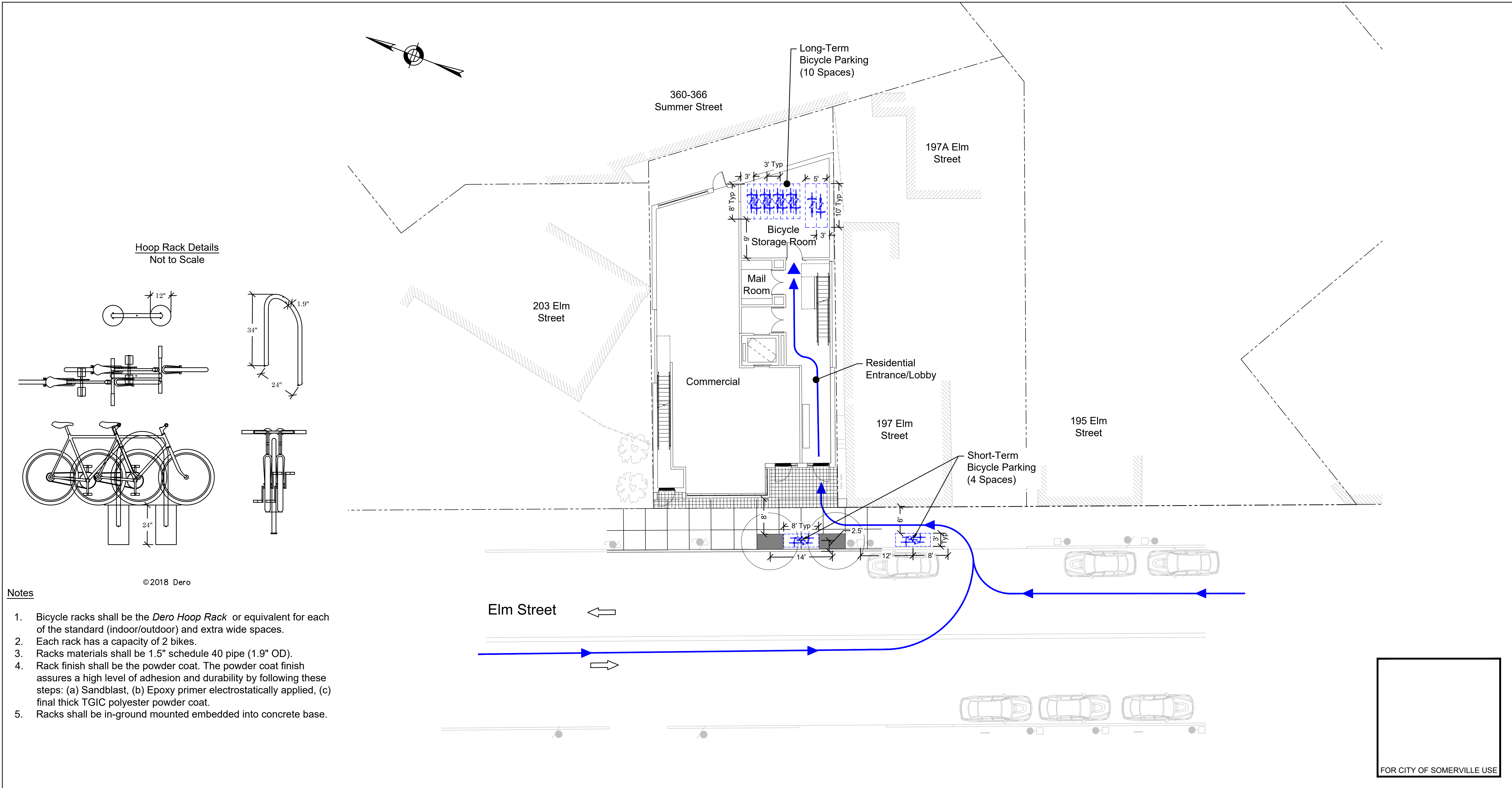


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Appendix D

Bicycle Parking Plan



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:	0.1 per dwelling unit	1 per dwelling unit	4 spaces	10 spaces
Food & Beverage:	1 per 1,000 sf	0.20 per 1,000 sf		

Notes

1. Existing Lot No. 26-C-11

FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

199 ELM STREET

BICYCLE PARKING PLAN

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www.hshudson.com

Date:
May 2025

Scale:
1" = 10'-0"

EXHIBIT A.4



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