

SOMERVILLE, MASSACHUSETTS

# 181 Pearl Street

## Transportation Access Plan

Prepared for  
**Picker Construction**

Prepared by  
**Howard Stein Hudson**

**November 2024**  
**Revised March 2025**  
**April 2025 (Final)**



**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 181 Pearl Street redevelopment (the “Project” or “Site”) on behalf of Picker Construction, LLC (the “Proponent”). The Project is in Somerville and is located on the corner of Pearl Street and Dana Street, bounded by Pearl Street to the south, Dana Street and McGrath Highway (Route 28) to the east, a 2½ story house to the west, and a two-story house to the north. The parcel is zoned as a Mixed-use District Mid-rise 3 (MR3). The Project will consist of the construction of a three-story residential building containing three units. No vehicle parking spaces will be provided. A secure bicycle storage area on the ground floor will accommodate storage for three bicycles, and one outdoor bicycle rack will provide two spaces for visitor bicycle parking.

## Site Access and Plans

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The Project Site is bounded by Pearl Street to the south, Dana Street and McGrath Highway to the east, a 2½ story house to the west, and a two-story house to the north. 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 will be provided on Pearl 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 and bicycle storage area will be located on the ground floor. Residential units will occupy all floors with unit one located on the ground level. The ground level will also provide outdoor patio and balcony areas. Storage for trash and recycling bins will be located behind the building in the northwest corner.

## 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 Pearl Street or Dana Street. The pedestrian ramp at Dana Street was recently reconstructed along with the pedestrian ramps across from the Site on the other side of Dana Street. No changes are proposed to the width of the existing sidewalks.



The Project will reconstruct any existing sidewalks damaged during construction as necessary, including any impacted curb ramps.

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## Pedestrian Access Plan

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The primary pedestrian access point to the Project lobby will be via a ramp accessed from Pearl Street. The entrance provides access to the building lobby and the stairwell that leads to the other two units as shown on Exhibit A.3 (**Appendix C**). Along Pearl Street, the Project proposes a five-foot-wide clear sidewalk adjacent to a 3.5-foot-wide landscape/furnishing zone. The Project proposes to provide 8.5 feet to include the sidewalk and furniture zone along Dana Street.

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## Bicycle Parking Plan

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Bicycle parking design and layout 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 bicycle parking will consist of one outdoor bicycle rack to accommodate short-term parking for two bicycles within the Pearl Street furniture zone. The Project will construct three secure, covered bicycle parking spaces that will be available for residents in a bicycle storage area on the ground level adjacent to the lobby. The Project plans to meet the minimum requirements for bicycle parking. Cyclists will access the bicycle storage area from the Pearl Street building entrance via the lobby and up the ramp.

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## Motor Vehicle Parking Plan

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No parking will be provided on site.

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



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## Vehicle Movement Plan

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Trash operations are expected to occur on-street on Pearl Street at the south side of the building. The trash bins will be located at the top of the level landing of the ramp just north of the main building entrance. On the morning of trash days, tenants will bring the trash barrels to the street for pick-up. Loading and service activity will also occur curbside on Dana Street and will include mail/parcel 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 street parking permitted along Dana Street which allows for four-hour parking between 8:00 a.m. and 2:30 a.m.

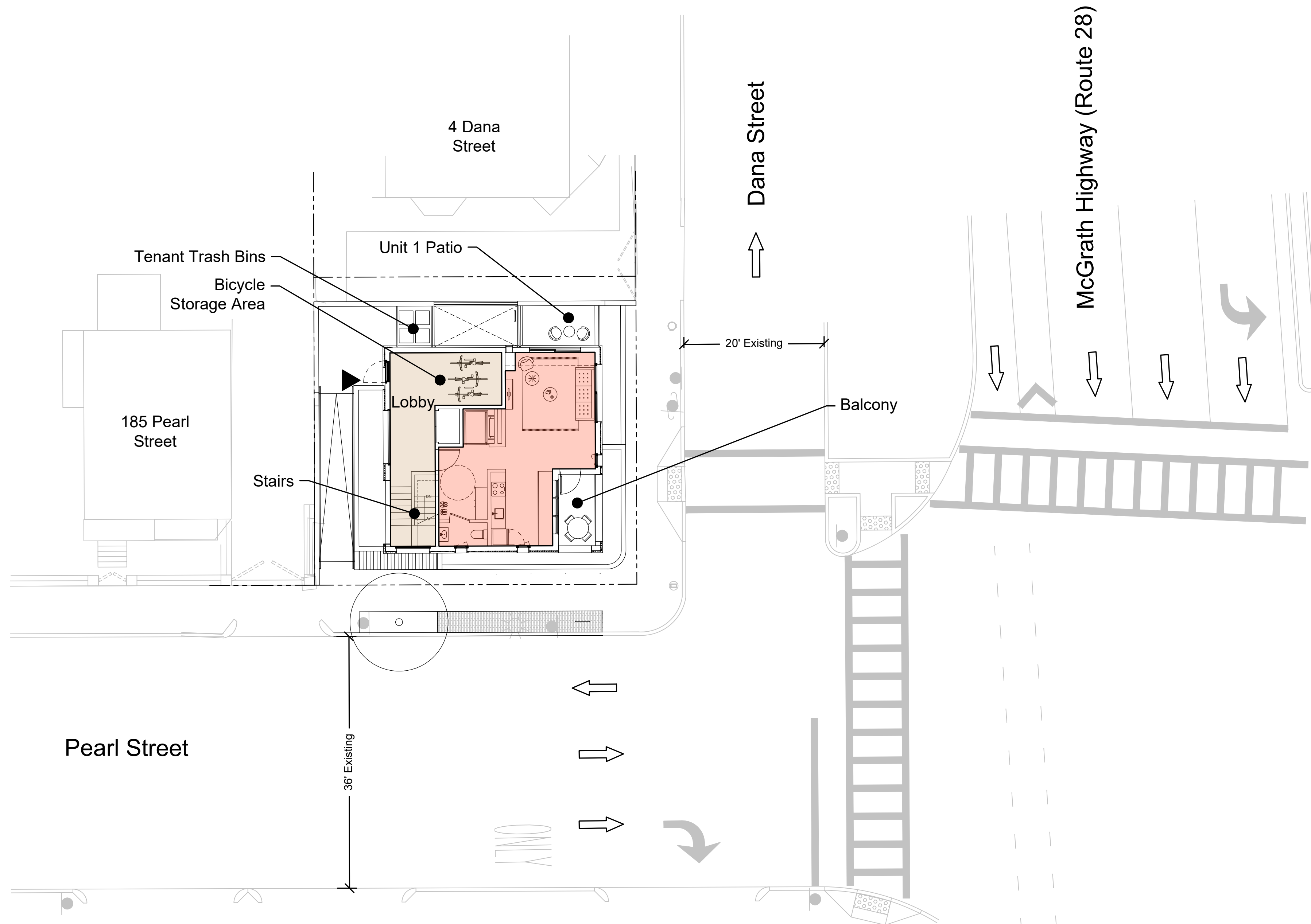
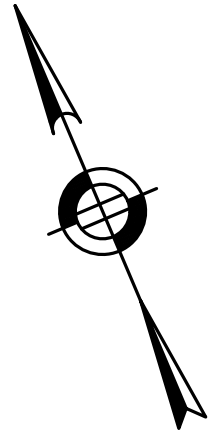


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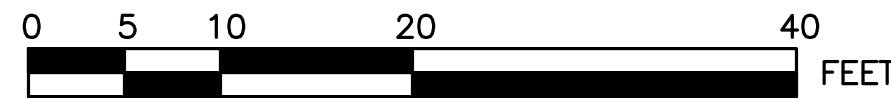
## Appendix A

### Illustrative Site Plan



FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION



- |  |                  |  |                    |
|--|------------------|--|--------------------|
|  | Travel Lane      |  | Residential Unit 1 |
|  | Primary Access   |  | Common Area        |
|  | Secondary Access |  |                    |
|  | Property Line    |  |                    |

Notes  
1. Existing Lot No. 78-E-16

FINAL DESIGN PER



TRANSPORTATION ACCESS  
PLAN

181 PEARL STREET

ILLUSTRATIVE SITE PLAN

EXHIBIT  
A.1

**HOWARD STEIN HUDSON**  
11 Beacon Street, Suite 1010  
Boston, MA 02108  
www.hshudson.com

Date:  
April 2025

Scale:  
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE



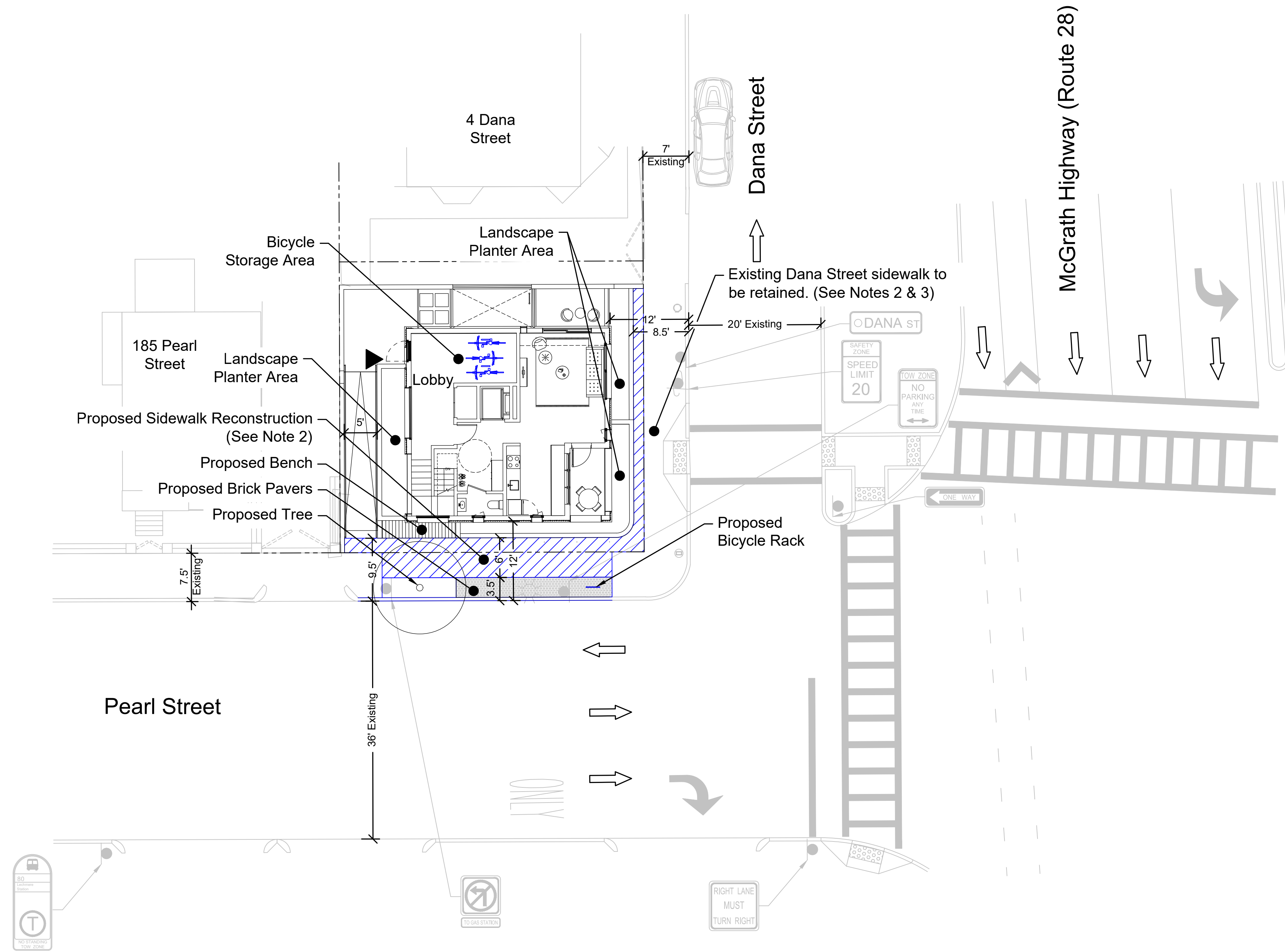
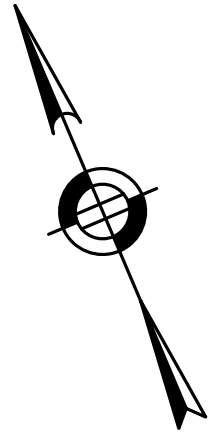
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## Appendix B

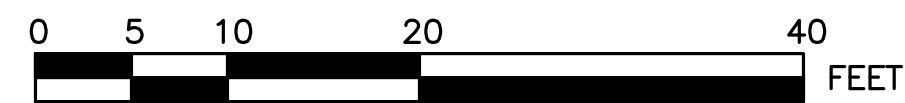
### Transportation Elements Plan





FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION

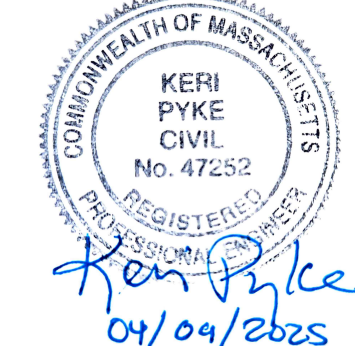


- |  |                  |  |                                 |
|--|------------------|--|---------------------------------|
|  | Travel Lane      |  | Existing Elements to be Removed |
|  | Primary Access   |  | Existing Elements to Remain     |
|  | Secondary Access |  | Proposed Elements               |
|  | Property Line    |  |                                 |

Notes

- Existing Lot No. 78-E-16
- The Project will reconstruct any existing sidewalks damaged during construction as necessary.
- Pedestrian ramp on Dana Street was recently reconstructed.

FINAL DESIGN PER



TRANSPORTATION ACCESS  
PLAN

181 PEARL STREET

TRANSPORTATION  
ELEMENTS PLAN

EXHIBIT  
A.2

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

Date:  
April 2025

Scale:  
1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

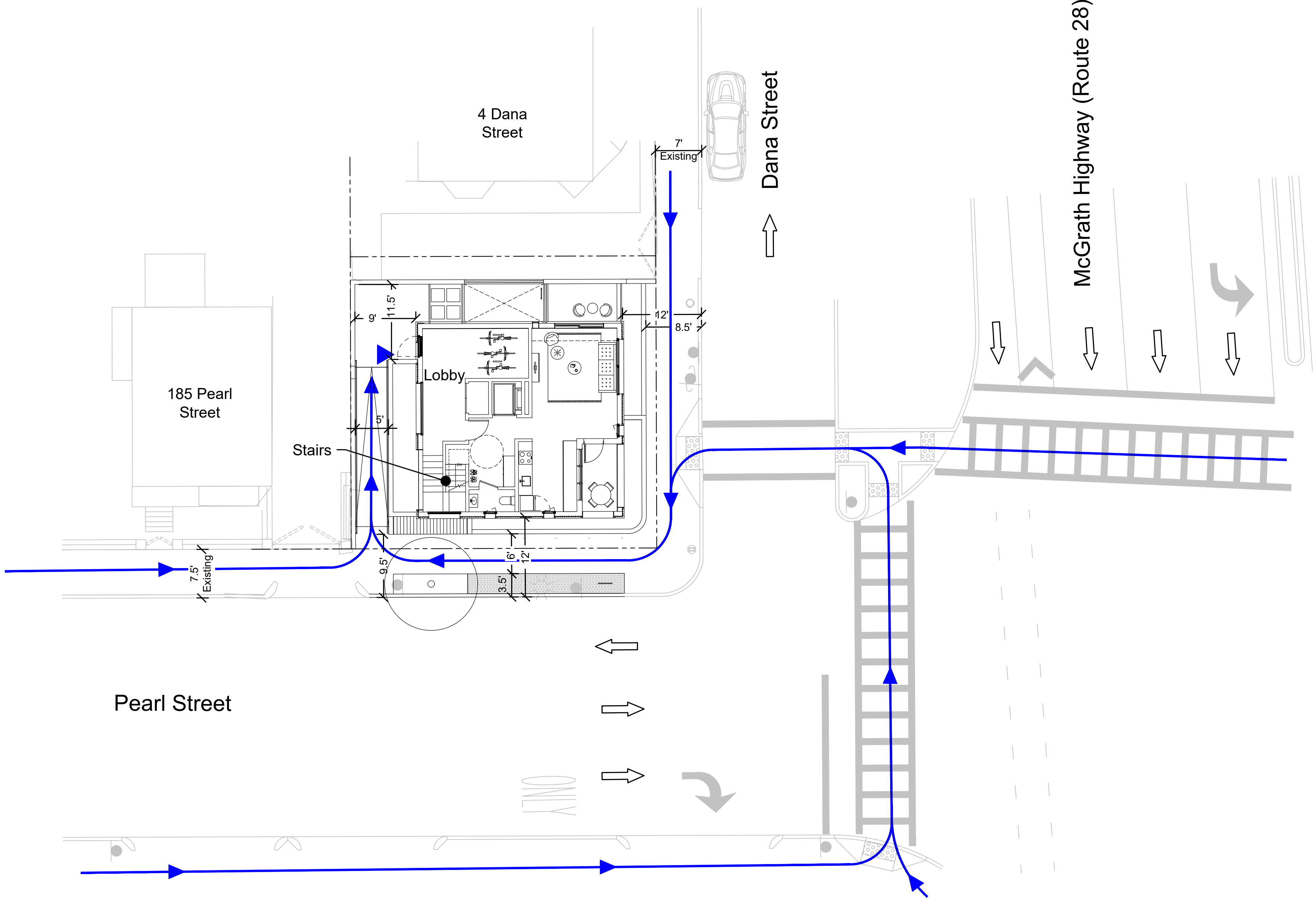
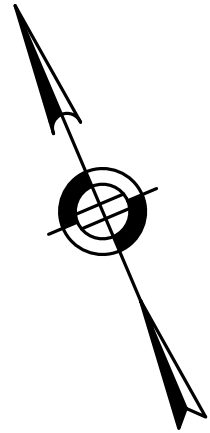


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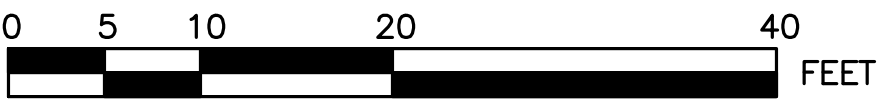
## Appendix C

### Pedestrian Access Plan



FOR CITY OF SOMERVILLE USE

NOT FOR CONSTRUCTION



Travel Lane

Pedestrian Path of Travel

Primary Access

Secondary Access

Property Line

Notes

1. Existing Lot No. 78-E-16

FINAL DESIGN PER  
  
Keri Pyke  
04/09/2025  
TRANSPORTATION ACCESS  
PLAN

181 PEARL STREET

PEDESTRIAN ACCESS PLAN

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www.hshudson.com

Date:  
April 2025

Scale:  
1" = 10'-0"

EXHIBIT  
A.3

4/8/2025L:\24136\TAP\2024136\_TAP.dwg

Last Saved by: VKELLO

Printed by: Vannesa Methoxha

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE



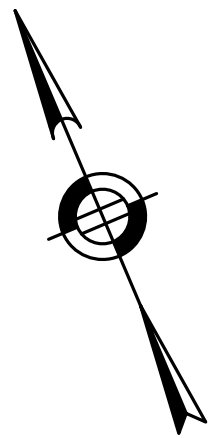
HOWARD STEIN HUDSON

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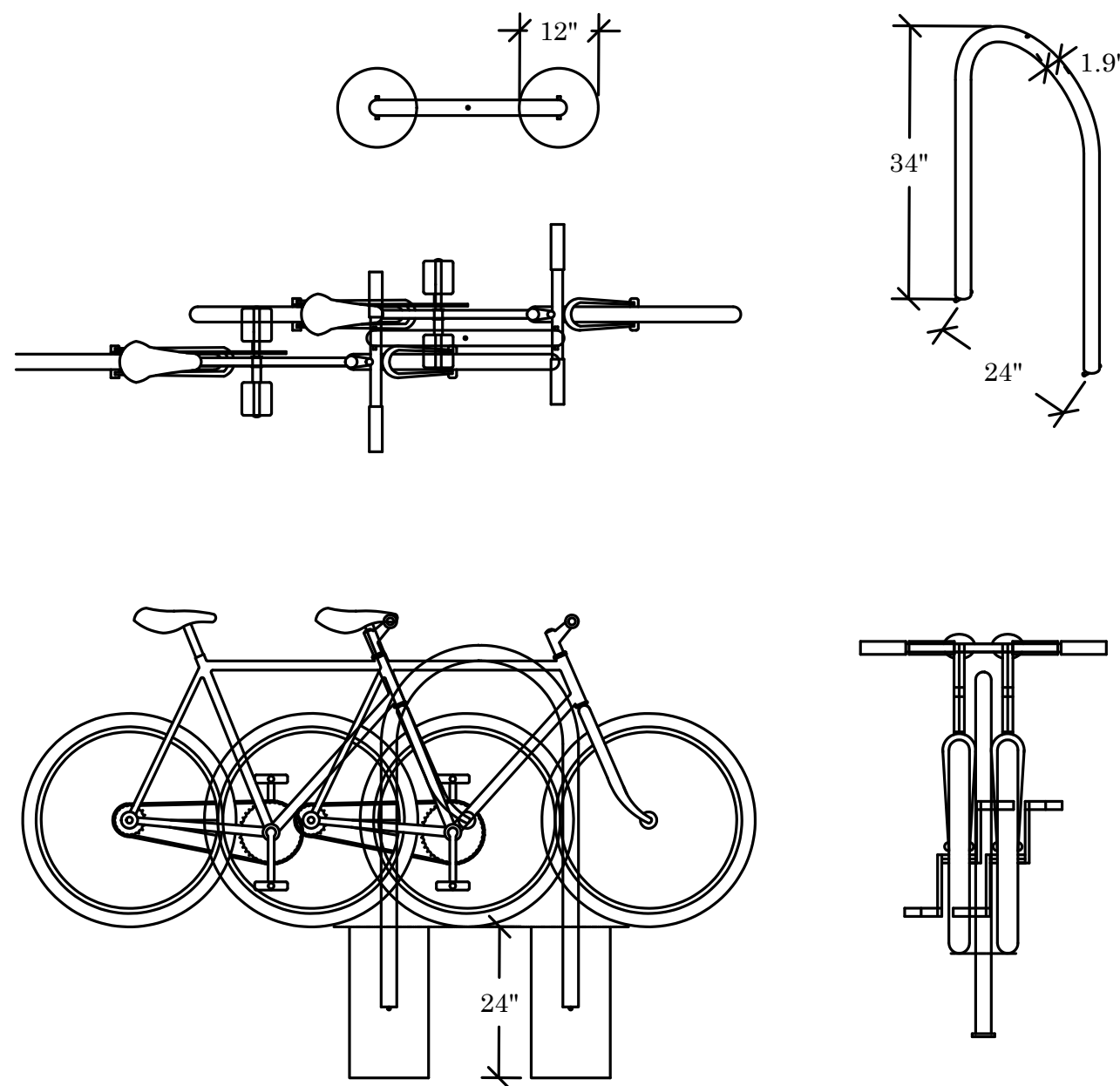
## Appendix D

### Bicycle Parking Plan





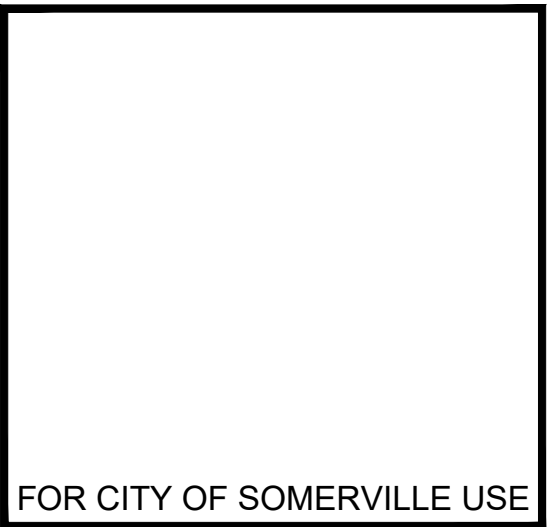
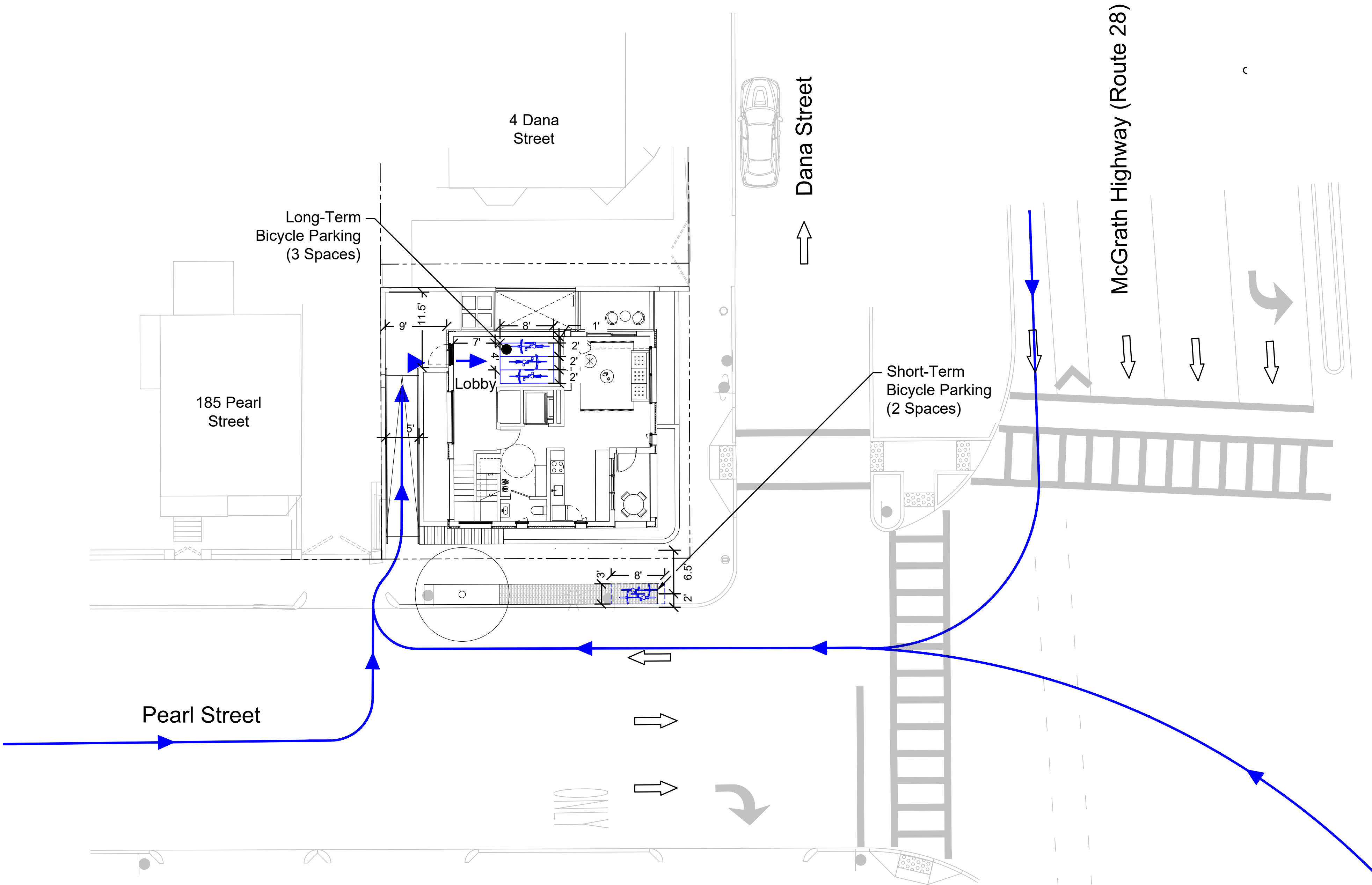
Hoop Rack Details  
Not to Scale



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Notes

1. Bicycle racks shall be the *Dero Hoop Rack* or equivalent for each of the standard (indoor/outdoor) and extra wide spaces.
2. Each rack has a capacity of 2 bikes.
3. Racks materials shall be 1.5" schedule 40 pipe (1.9" OD).
4. 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.
5. Racks shall be in-ground mounted embedded into concrete base.



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	2 spaces	3 spaces

Notes

1. Existing Lot No. 78-E-16

FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

181 PEARL STREET

BICYCLE PARKING PLAN

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Date:  
April 2025

Scale:  
1" = 10'-0"

EXHIBIT  
A.4



**HOWARD STEIN HUDSON**

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