

675 Somerville Ave. Mixed Use Housing

3 CRAIGIE STREET / 675 SOMERVILLE AVE,
SOMERVILLE MA 02143

Development Review Application

02-10-2025

OWNER: 675 SOMERVILLE AVE, LLC

ARCHITECT: **BOS** | UA, LLC

TRAFFIC: HOWARD STAIN HUDSON

LANDSCAPE: OFFSHOOTS, INC



TABLE OF CONTENTS

08 MOBILITY DIVISION DOCUMENTS

08 MOBILITY DIVISION DOCS

CERTIFICATE OF REQUIRED MATERIALS FROM THE MOBILITY DIVISION

TRANSPORTATION ACCESS PLAN (TAP)

CERTIFICATE OF REQUIRED MATERIALS FROM THE MOBILITY DIVISION

THE CRM FROM MOBILITY WILL BE UPLOADED DIRECTLY TO CITIZEN SERVE BY THE MOBILITY DEPT. AFTER APPLICATION IS SUBMITTED.

From: Justin Schreiber <jschreiber@somervillema.gov>
Sent: Friday, February 7, 2025 3:04 PM
To: sheldahl@bos-ua.com; 'Christa Lucas' <CLucas@hshassoc.com>; 'Silvia Illia Sheldahl' <illia@bos-ua.com>
Cc: Lillian Worth <lworth@somervillema.gov>; Brad Rawson <BRawson@somervillema.gov>; 'Alexander Varelis' <alex@alexandervarelis.com>; 'Keri Pyke' <KPyke@hshassoc.com>; Madison Anthony <manthony@somervillema.gov>
Subject: RE: 675 Somerville Ave / 3 Cragie Street -

Thanks Paxton – I'll touch base with the Planning and Zoning team to see if we need to make an update to the submittal guidelines. We have previously been instructed to complete reviews and most communications via CitizenServe, but I can see now there is an inconsistency here. Apologies for the confusion, but please do proceed with your application without the Mobility CRM.
Best,

Justin.

08 MOBILITY DIVISION DOCS

CERTIFICATE OF REQUIRED MATERIALS FROM THE MOBILITY DIVISION
TRANSPORTATION ACCESS PLAN (TAP)

SOMERVILLE, MASSACHUSETTS

675 Somerville Avenue/ 3 Craigie Street

Transportation Access Plan

Prepared for
Alexander Varelis

Prepared by
Howard Stein Hudson

January 2025
Revised February 2025



HOWARD STEIN HUDSON

Engineers + Planners



Table of Contents

Project Summary.....	1
Site Access and Plans	1
Illustrative Site Plan	1
Transportation Elements Plan	1
Pedestrian Access Plan	2
Bicycle Parking Plan	2
Motor Vehicle Parking Plan	2
Vehicle Movement Plan	3

Appendices

Appendix A – Illustrative Site Plan

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 675 Somerville Avenue/3 Craigie Street redevelopment (the Project or Site) on behalf of Alexander Varelis (the Proponent). The Project is in Somerville's Mixed Use Mid-rise 3 (MR3) zoning district and is located on the northeast corner of Somerville Avenue and Craigie Street. The Project will consist of the construction of a three-story residential building containing 14 units and an approximately 2,787-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 14 bicycles, and outdoor racks will provide four (4) covered and two (2) uncovered visitor bicycle parking spaces.

Site Access and Plans

The Project Site is bounded by Craigie Street to the west, Somerville Avenue to the south, and existing commercial and residential buildings to the east and north. No parking will be provided on site. Three curb cuts provide access to the existing site, and these curb cuts will be eliminated on the future Site. The primary entrance to the residential building lobby will be provided on Craigie Street, and access to the commercial use will be provided on Somerville Avenue.

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 building lobby, commercial/retail use, bicycle storage, and three accessible residential units will be located on the ground floor. Additional 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. Screened and covered trash storage will be located adjacent to the service access corridor that is located between the courtyard and Somerville Avenue.

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.



One curb cut on Craigie Street and two curb cuts on Somerville Avenue will be closed. The Project proposes to replace the closed curb cuts with on-street parking adjacent to the site on both Craigie Street (resident permit parking) and Somerville Avenue (metered parking). A time-restricted loading zone is proposed on Somerville Avenue for service/loading activities for the Project.

Pedestrian Access Plan

The primary residential pedestrian access point into the Project will be provided on Craigie 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 east side of the building. Along Somerville Avenue, the Project is proposing an approximately 14-foot-wide sidewalk. The Project proposes to provide an approximately 12-foot-wide sidewalk along Craigie Street.

Bicycle Parking Plan

Bicycle parking design and layout references and 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 use and size of the Project. As shown in Exhibit A.4 (**Appendix D**), the proposed bicycle parking will consist of two covered outdoor bicycle racks to accommodate short-term parking for four bicycles on site and one rack on Somerville Avenue for short-term parking for two bicycles. The Project will construct 14 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 either the lobby or from the service corridor that leads to the courtyard from Somerville Avenue.

Motor Vehicle Parking Plan

No parking will be provided on site.

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



Vehicle Movement Plan

Trash operations are expected to occur on-street on Somerville Avenue on the south side of the building. The trash area is adjacent to the service corridor provided between the outdoor courtyard and Somerville Avenue. On the morning of trash days, building management will bring the trash containers to Somerville Avenue for pick-up.

The Project will coordinate with the City to post signage on the north side of Somerville Avenue 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.

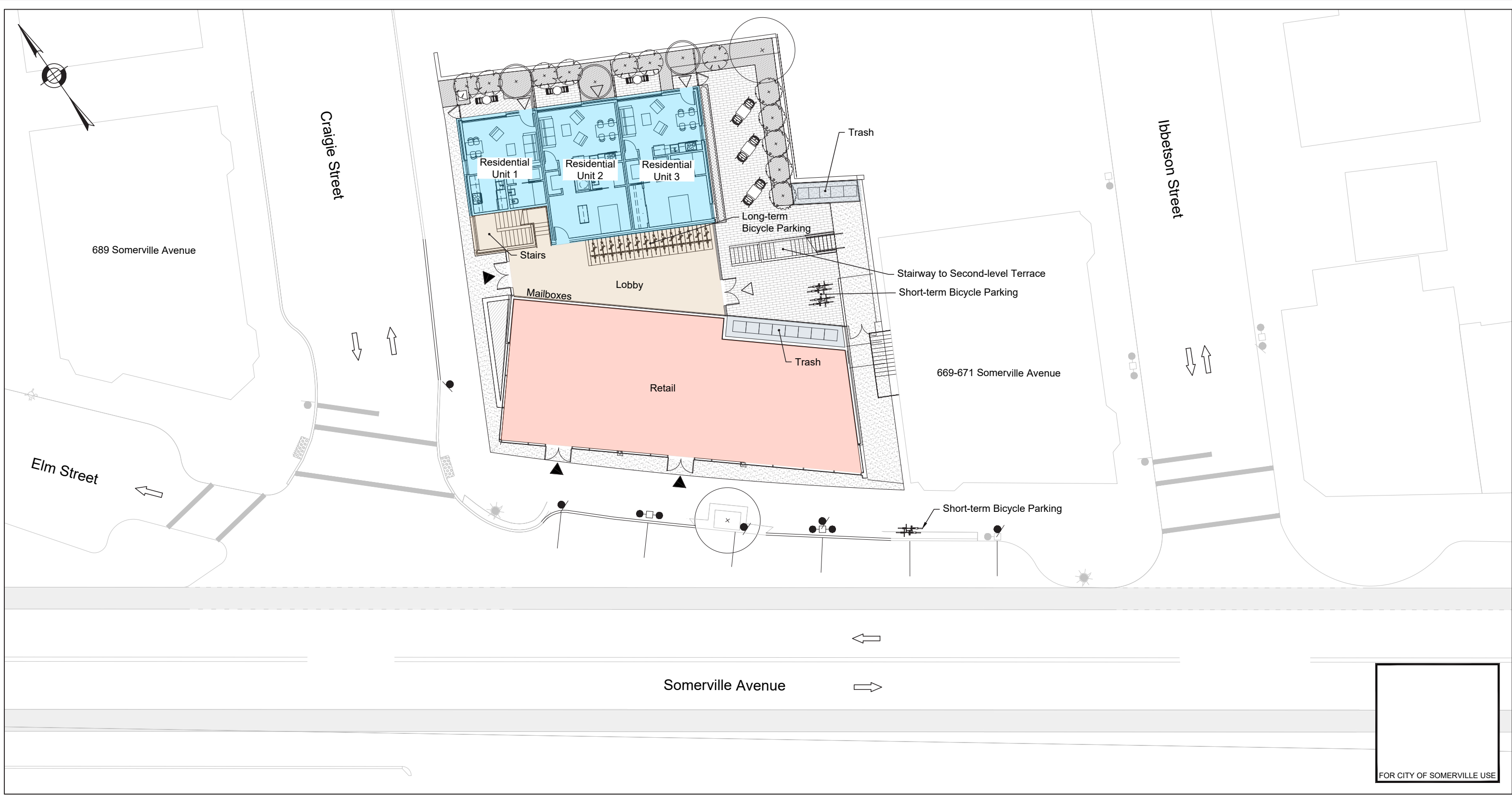


HOWARD STEIN HUDSON

Engineers + Planners

Appendix A

Illustrative Site Plan



NOT FOR CONSTRUCTION

	Travel Lane		Retail
	Primary Access		Residential
	Secondary Access		Common Area
	Property Line		Delivery/Trash Areas

Notes
1. Existing Lot No. 38-G-1

FINAL DESIGN PER TRANSPORTATION ACCESS PLAN		3 CRAIGIE ST/675 SOMERVILLE AVE ILLUSTRATIVE SITE PLAN		EXHIBIT A.1
 HOWARD STEIN HUDSON 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshassoc.com		Date: February 2025	Scale: 1" = 10'-0"	



HOWARD STEIN HUDSON

Engineers + Planners

Appendix B

Transportation Elements Plan



NOT FOR CONSTRUCTION

Travel Lane

Primary Access

Secondary Access

Existing Elements to be Removed

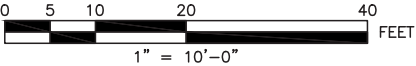
Existing Elements to Remain

Proposed Elements

Property Line

Notes

1. Existing Lot No. 38-G-1



FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

3 CRAIGIE ST/675 SOMERVILLE AVE

TRANSPORTATION ELEMENTS PLAN

EXHIBIT A.2

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

Date:

February 2025

Scale:

1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE



HOWARD STEIN HUDSON

Engineers + Planners

Appendix C

Pedestrian Access Plan



NOT FOR CONSTRUCTION

Travel Lane

Pedestrian Path of Travel

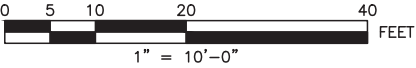
Primary Access

Secondary Access

Property Line

Notes

1. Existing Lot No. 38-G-1



FINAL DESIGN PER

Keri Pyke
02/07/2025

TRANSPORTATION ACCESS PLAN

3 CRAIGIE ST/675 SOMERVILLE AVE

PEDESTRIAN ACCESS PLAN

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

Date:
February 2025

Scale:
1" = 10'-0"

EXHIBIT A.3

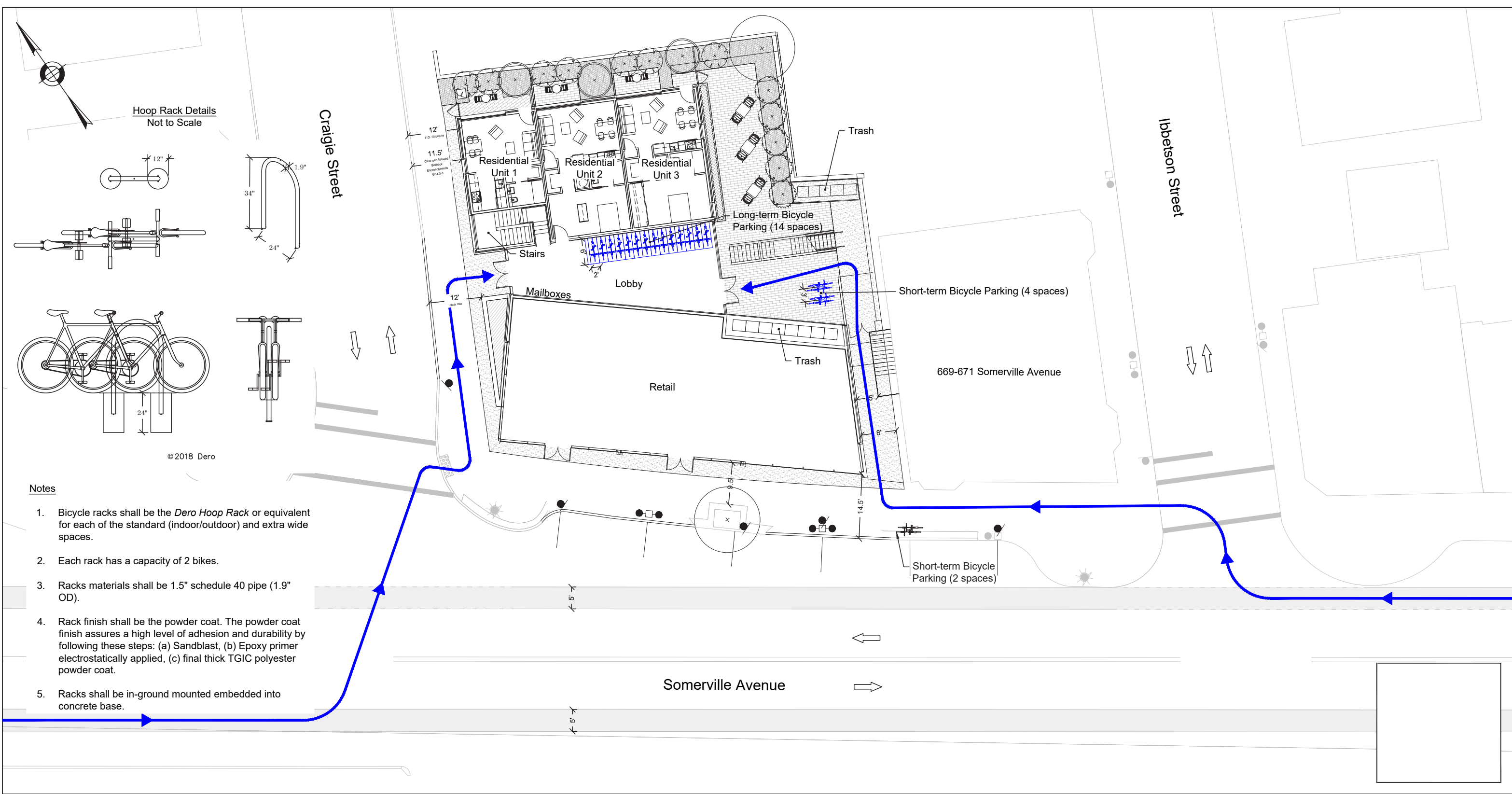


HOWARD STEIN HUDSON

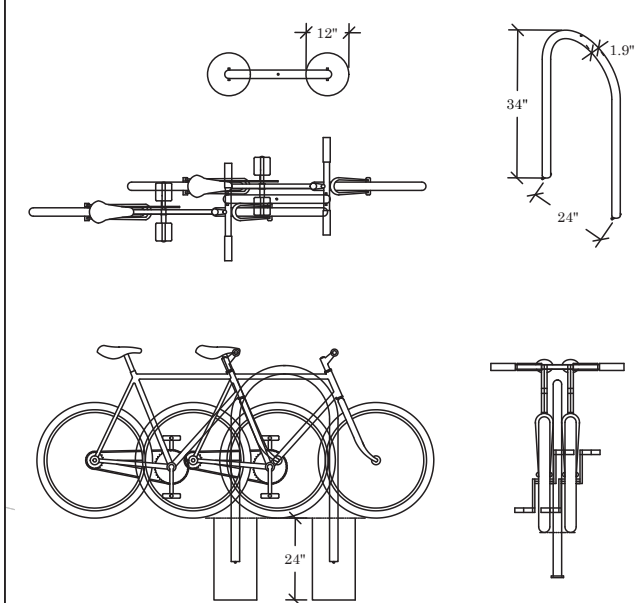
Engineers + Planners

Appendix D

Bicycle Parking Plan



Hoop Rack Details
Not to Scale



© 2018 Dero

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 Storage Point of Access

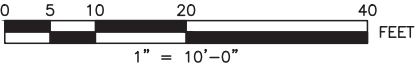
➡ Bicycle Path of Travel

--- Property Line

Bicycle Parking Zoning Requirements			Total Bicycle Parking Provided	
	Short-term/Visitor	Long Term	Short-term/Visitor	Long Term
Residential:	0.1 space per unit (2)	1.0 space per unit (14)	6 spaces	14 spaces
Retail:	None (Non-residential Use Less than 5,000 sf)	None (Non-residential Use Less than 5,000 sf)		

Notes

1. Existing Lot No. 38-G-1



FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

3 CRAIGIE ST/675 SOMERVILLE AVE

BICYCLE PARKING PLAN

Howard Stein Hudson
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

Date:
February 2025

Scale:
1" = 10'-0"

EXHIBIT
A.4



HOWARD STEIN HUDSON

11 Beacon Street, Suite 1010
Boston, Massachusetts 02108
617.482.7080

www.hshassoc.com