



TRANSPORTATION ACCESS PLAN

**ALLEN & MAJOR
ASSOCIATES, INC.**

PROPOSED HOTEL – 145 ROOMS

1 McGrath Highway, Somerville, MA
263 Monsignor O'Brien Highway, Cambridge, MA



APPLICANT:

Somerbridge Hotel LLC
c/o XSS Hotels
PO Box 4430
Manchester, NH 03108

PREPARED BY:

Allen & Major Associates, Inc.
400 Harvey Road, Suite D
Manchester, NH 03103



Transportation Access Plan
Proposed Hotel – 145 Rooms
Somerville & Cambridge, MA

APPLICANT:

Somerbridge Hotel LLC
c/o XSS Hotels
PO Box 4430
Manchester, NH 03108

PREPARED BY:

Allen & Major Associates, Inc.
400 Harvey Road, Suite D
Manchester, NH 03103



PREPARED FOR:

The City of Somerville

ISSUED:

October 15, 2025

REVISED:

March 16, 2026
March 26, 2026



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**SECTION 1.0 – PROJECT
INFORMATION**



Contact Information

The project development site address and contact information are as follows:

Proposed Hotel – 145 Rooms

1 McGrath Highway, Somerville, MA
263 Monsignor O'Brien Highway, Cambridge, MA
(Lot #: 35, Map #: 7)

Property Owner/Applicant:

Somerbridge Hotel LLC
c/o XSS Hotels
PO Box 4430
Manchester, NH 03108

Attorney:

Adam Dash & Associates
48 Grove Street, Suite 304
Davis Square
Somerville, MA 02144
Contact: Adam Dash, Esq.
dash@adamdashlaw.com
(617) 625-7373



Project Description

The following information is being provided to document the draft Transportation Access Plan (TAP) for the proposed Hotel – 145 Rooms (the “Project”), located at 1 McGrath Highway in Somerville, Massachusetts (the “Development Site”). The TAP will be issued as a final document upon review and approval by the City of Somerville (the “City”), following any required revisions and/or additional information from that review. This document and accompanying information depict the proposed Development Site access for automobiles, service/delivery trucks, bicyclists, and pedestrians.

The proposed redevelopment project consists of two lots located on McGrath Highway in Somerville and Monsignor O’Brien Highway in Cambridge, MA. Currently, both parcels are occupied by light, commercial buildings which are to be razed for the proposed hotel building. The Project Site is located within the High-Rise zoning district; a mixed-use area consisting of a combination of residential, light industrial, and commercial properties.

The project is unique as it is bisected by the municipal boundary. The proposed development, referred to as 1 McGrath Highway, will be located at 1 McGrath Highway in Somerville, Massachusetts and 263 Monsignor O’Brien Highway in Cambridge (the “Development Site”) across from the Twin City Plaza driveway (Rufo Road) and adjacent to where McGrath Highway turns into Monsignor O’Brien Highway. The site currently contains a defunct self-serve car wash and warehouse building. The Development Site is bordered by an MBTA parcel (current Green Line Extension) to the north, McGrath Highway (Route 28) to the south, a proposed development by others which was slated to be a proposed laboratory (lab) and research and development (R&D) space with supporting office space to the west (now defunct, mid construction) and a gas station and a food processing company (Superior Nut).

The site currently has three access points along the municipal roadway, two (2) within Cambridge and one (1) within Somerville. Under the proposed conditions, the access points within Somerville will be closed off along with one access point within Cambridge. A single access point within Cambridge will be maintained. The project will consist of removing the existing warehouse building and car wash structures in order to build the proposed hotel building and associated parking.



Building Program

The project proposes constructing a MOXY branded, 145-room hotel, allowable by special permit. The hotel building is to be 6 stories tall with a ±8,311 SF ground floor building footprint. The total gross floor area for the building is ±62,646 GSF. The portion of the parcel in Somerville is zoned within the High-Rise District, and Special District 1 in Cambridge.

Parking Plan

The required and/or allowed motor vehicle and bike parking for the new hotel development was analyzed using the City of Somerville’s Zoning Ordinance for the High-Rise District. The proposed parking design was designed in accordance with [Article 11: Parking & Mobility] of the ordinance.

Site Plans

The existing conditions plan and conceptual ground floor Development Site plans with proposed utility improvements for the Project have been attached for reference in Figures 1A through 1C.

Illustrative Site Plan

Refer to Figure 2 for a Conceptual Site plan depicting the ground floor level and site landscaping.

The Project’s site plan does not preclude access improvements or changes to the adjacent development parcels or further improvements to the intersection. The 1 McGrath Project’s Site Plan is designed to function independently of the timing of any redevelopment of the adjacent properties and it accounts for MassDOT’s planned improvements for McGrath Highway (see next section).

Transportation Elements Plan

The Transportation Elements Plan depicts multiple elements both on-site and off-site that will be added to the proposed project. As part of this redevelopment, the site will demolish an existing derelict retail space and self-service car wash. The following is a list of elements that are proposed to remain, be added, or be removed (see Figure 3A attached in the Appendix):

Remain (in grey on plan)

All sidewalks along McGrath Highway/Monsignor O’Brien Highway (unless noted to be reconstructed by the project)

Proposed (exterior in blue, interior in black on plan)

- All interior site elements
- Potential short-term bicycle parking area
- Potential long-term bicycle parking area

Removed (in red on plan)

- All existing interior site elements



Multimodal Site Access and Circulation Plans

To supplement the Project's Site plans, the following series of graphics are provided to highlight the planned access and circulation paths for bicyclists, pedestrians, and motor vehicles:

Bicycle Parking and Access Plan

Refer to Figure 3B.1 for the bicycle access and parking plan. The Project proposes a minimum of 10 long-term bicycle parking spaces located to the rear of the project underneath the building's overhang on the ground level. The Project will also provide 5 short-term bicycle parking spaces within 50 feet of the building's front entrance, located along the McGrath Highway.

Pedestrian Access Plan

Refer to Figure 3B.2 for a plan depicting the Project sidewalk network and primary building entrance locations.

Transportation Access Plan

Vehicle tracking diagrams have been provided to show the loading and delivery vehicles at the rear of the building. Hotel guest pick-up/drop-off activities will be situated under a covered portion of the building with direct access to McGrath Highway/ Monsignor O'Brien Highway with acceptable clearance for bypass vehicles. Vehicle movements include the following (see Figure 3C & 3D attached in the Appendix):

- Rideshare pick-up/drop-off vehicles entering and existing the loading area along McGrath Highway/ Monsignor O'Brien Highway

As shown in the plans, vehicles will be able to access the parking spaces and the drop-off/pick-up area along the front of the Hotel without overrunning curb or impeding traffic flow along the roadway. The vehicle template shows a "Passenger Vehicle", which is the approximate size of a standard car (19' in length, 7' in width).

McGrath Highway Existing Conditions

Since filing the TAP, the McGrath Highway cross section has been reduced to provide buffer-separated bicycle lanes in both directions along the site frontage and continuing north to Broadway and south to Third Street. This was done as part of the McGrath Highway Resurfacing Project as an interim improvement while the longer-term McGrath Boulevard (Grounding McGrath) Project continues through the design process. These facilities connect to the recently completed separated bicycle lanes provided south of Third Street (as part of the Cambridge Crossing project). The Somerville Community Path Extension which runs to the rear of the site has been completed.

Gore Street was also reconstructed by the City of Cambridge and now includes a shared use path between the Grand Junction right-of-way and 6th Street, and shared lane markings extending to O'Brien Highway, improving connections between (and along) Medford Street in Somerville, Gore Street in Cambridge, Rufo Road, and McGrath Highway.



The Grand Junction Multi-Use Path, planned by the City of Cambridge and its partners to extend from Cambridgeport in the south to Gore Street west of Gold Star Mother’s Park, continues to undergo final design coordination ¹.

¹ www.cambridgema.gov/CDD/Projects/Transportation/GrandJunctionPathway

O’Brien/McGrath Highway (Route 28) Resurfacing Project

Roadway work conducted between O’Brien Highway at Third Street and O’Brien Highway at Land Boulevard as part of the Cambridge Crossing development project has been completed. Travel lanes have been reduced from three lanes to two. The arterial roadway now includes buffer-separated bicycle lanes on each side of McGrath/O’Brien Highway between Third/Winter Street and over the bridge toward Poplar Street and Broadway; the segment also features new sidewalks and enhanced crossings.

Grounding McGrath (aka McGrath Boulevard) Project

This MassDOT project ² is in the design phase, with design anticipated to be completed in 2028. Although the larger scope improvements of this project are located farther northwest of the Project site, many of the proposed bicycle improvements and key street elements have been installed along McGrath Highway along the Project site in an interim condition as part of the McGrath Highway Resurfacing Project.

² www.mass.gov/mcgrath-boulevard-project



Future Phase Public Realm and Access Improvements

The proposed laboratory building on the adjacent property at 15 McGrath has been approved and although construction had commenced, all construction work has abruptly stopped. As of the drafting of this letter no other information is available as to the status of the construction on 15 McGrath.

Since Project's driveway was shifted to the east to be wholly within Cambridge, the overall site plan does not preclude access improvements or changes to the adjacent development parcels or further improvements to the intersection. As such, the 1 McGrath Project's Site Plan is designed to function independently of the timing of any redevelopment of the adjacent properties, accounts for MassDOT's planned improvements for McGrath Highway and does not directly impact the signalized intersection of McGrath Highway and Rufo Road.

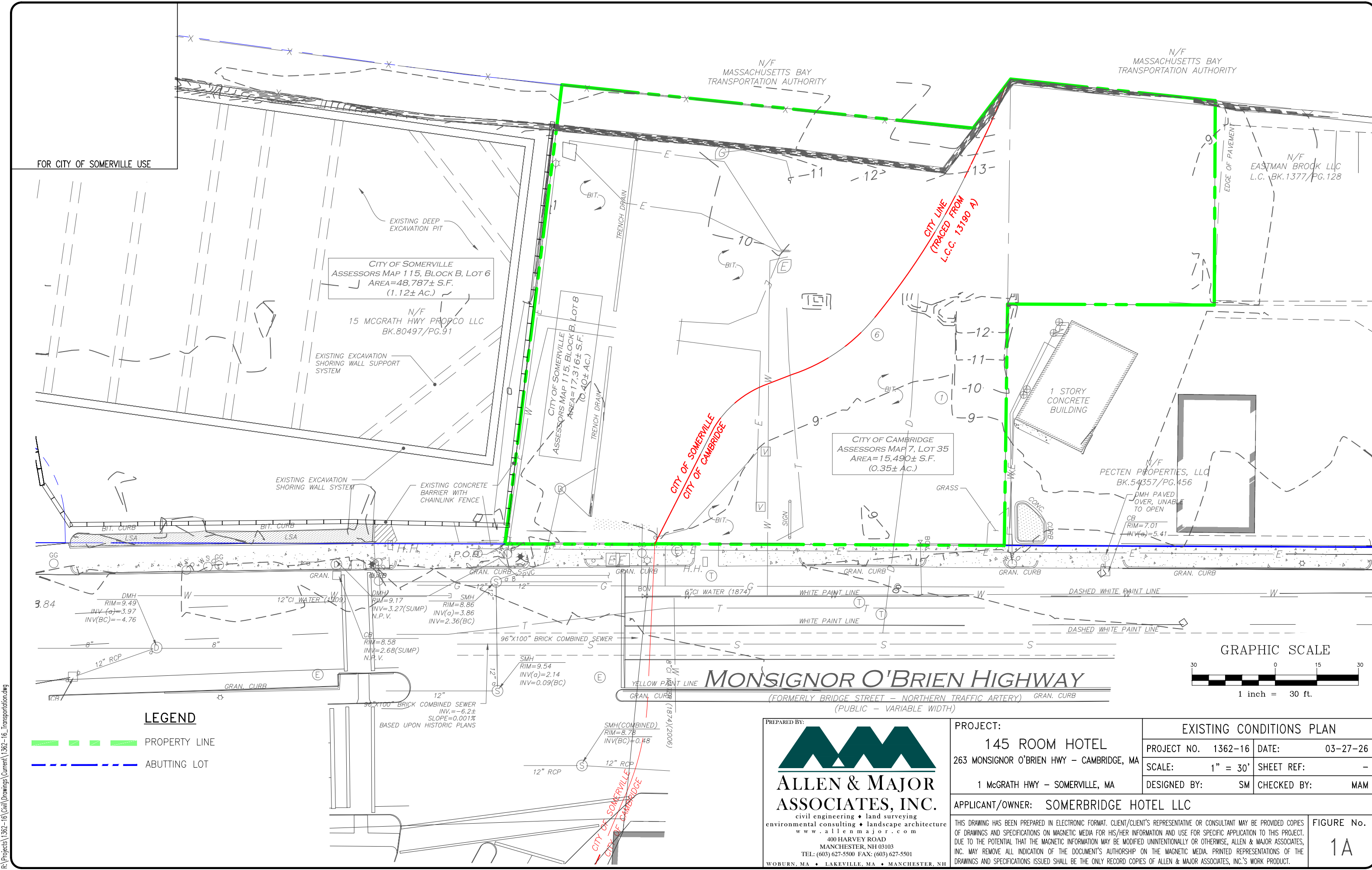
Contingent on both the Project and 15 McGrath being constructed, as well as the funding and construction of the CPX Spur (the path on MBTA property from the Community Path Extension to the property line of the Project, by others), the final elements to connect the bicycling paths would be implemented. The key elements include (1) constructing the CPX connector ramp, (2) extending the curb along the 1 McGrath frontage out into McGrath to create two-way cycle track to the base of future ramp, and (3) associated bike crossing/markings at the intersection.



SECTION 2.0 – APPENDIX



Existing Conditions



FOR CITY OF SOMERVILLE USE

CITY OF SOMERVILLE
ASSESSORS MAP 115, BLOCK B, LOT 6
AREA=48,787± S.F.
(1.12± AC.)

N/F
15 MCGRATH HWY PROPCO LLC
BK.80497/PG.91

CITY OF SOMERVILLE
ASSESSORS MAP 115, BLOCK B, LOT 8
AREA=17,316± S.F.
(0.40± AC.)

CITY OF CAMBRIDGE
ASSESSORS MAP 7, LOT 35
AREA=15,490± S.F.
(0.35± AC.)

N/F
EASTMAN BROCK LLC
L.C. BK.1377/PG.128

N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY

N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY

N/F
PECTEN PROPERTIES, LLC
BK.54357/PG.456

1 STORY
CONCRETE
BUILDING

MONSIGNOR O'BRIEN Highway

(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)

GRAPHIC SCALE



1 inch = 30 ft.

LEGEND

- PROPERTY LINE
- - - ABUTTING LOT

PREPARED BY:

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environmental consulting • landscape architecture
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MANCHESTER, NH 03103
TEL: (603) 627-5500 FAX: (603) 627-5501
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:
145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA

1 MCGRATH HWY - SOMERVILLE, MA

EXISTING CONDITIONS PLAN			
PROJECT NO.	1362-16	DATE:	03-27-26
SCALE:	1" = 30'	SHEET REF:	-
DESIGNED BY:	SM	CHECKED BY:	MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC

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FIGURE No.
1A

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Proposed Conditions

FOR CITY OF SOMERVILLE USE

N/F
15 MCGRATH HWY PROPCO LLC
BK.80497/PG.91

EXISTING DEEP
EXCAVATION PIT

EXISTING EXCAVATION
SHORING WALL SYSTEM

EXISTING CONCRETE
BARRIER WITH
CHAINLINK FENCE

N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY

N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY

N/F
EASTMAN BROOK LLC
L.C. BK.1377/PG.128

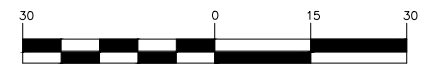
1 STORY
CONCRETE
BUILDING

N/F
PECTEN PROPERTIES, LLC
BK.54357/PG.456

McGRATH Highway
(PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN Highway
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)

GRAPHIC SCALE



1 inch = 30 ft.

LEGEND

- PROPERTY LINE
- ABUTTING LOT

APPROX. LAYOUT OF
FUTURE STRIPING
RE-CONFIGURATION BY
MASSDOT

PREPARED BY:



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PROJECT:

145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
1 MCGRATH HWY - SOMERVILLE, MA

PROPOSED CONDITIONS PLAN

PROJECT NO. 1362-16	DATE: 03-27-26
SCALE: 1" = 30'	SHEET REF: -
DESIGNED BY: SM	CHECKED BY: MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC

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FIGURE No.
1B

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Utility Plan

FOR CITY OF SOMERVILLE USE

N/F
15 MCGRATH HWY PROPCO LLC
BK.80497/PG.91

EXISTING DEEP
EXCAVATION PIT

EXISTING EXCAVATION
SHORING WALL SYSTEM

EXISTING CONCRETE
BARRIER WITH
CHAINLINK FENCE

N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY

N/F
EASTMAN BROOK LLC
L.C. BK.1377/PG.128

TW=20.9±
BW=9.2

TW=19.2±
BW=9.2

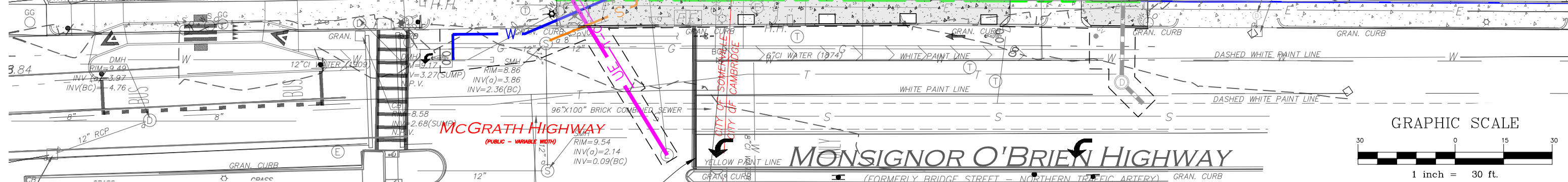
TW=21.4±

PROPERTY LINE
(TRACED FROM
L.C.C. 13190 A)

CITY OF SOMERVILLE
CITY OF CAMBRIDGE

N/F
PECTEN PROPERTIES, LLC
BK.54357/PG.456

DMH PAVED
OVER, UNABLE
TO OPEN
CB
RIM=7.01
INV(a)=5.41



LEGEND

- PROPERTY LINE
- ABUTTING LOT
- UE ELECTRIC/TELECOM
- S SANITARY SEWER
- D STORM DRAIN
- W WATER

APPROX. LAYOUT OF
FUTURE STRIPING
RE-CONFIGURATION BY
MASSDOT

PREPARED BY:

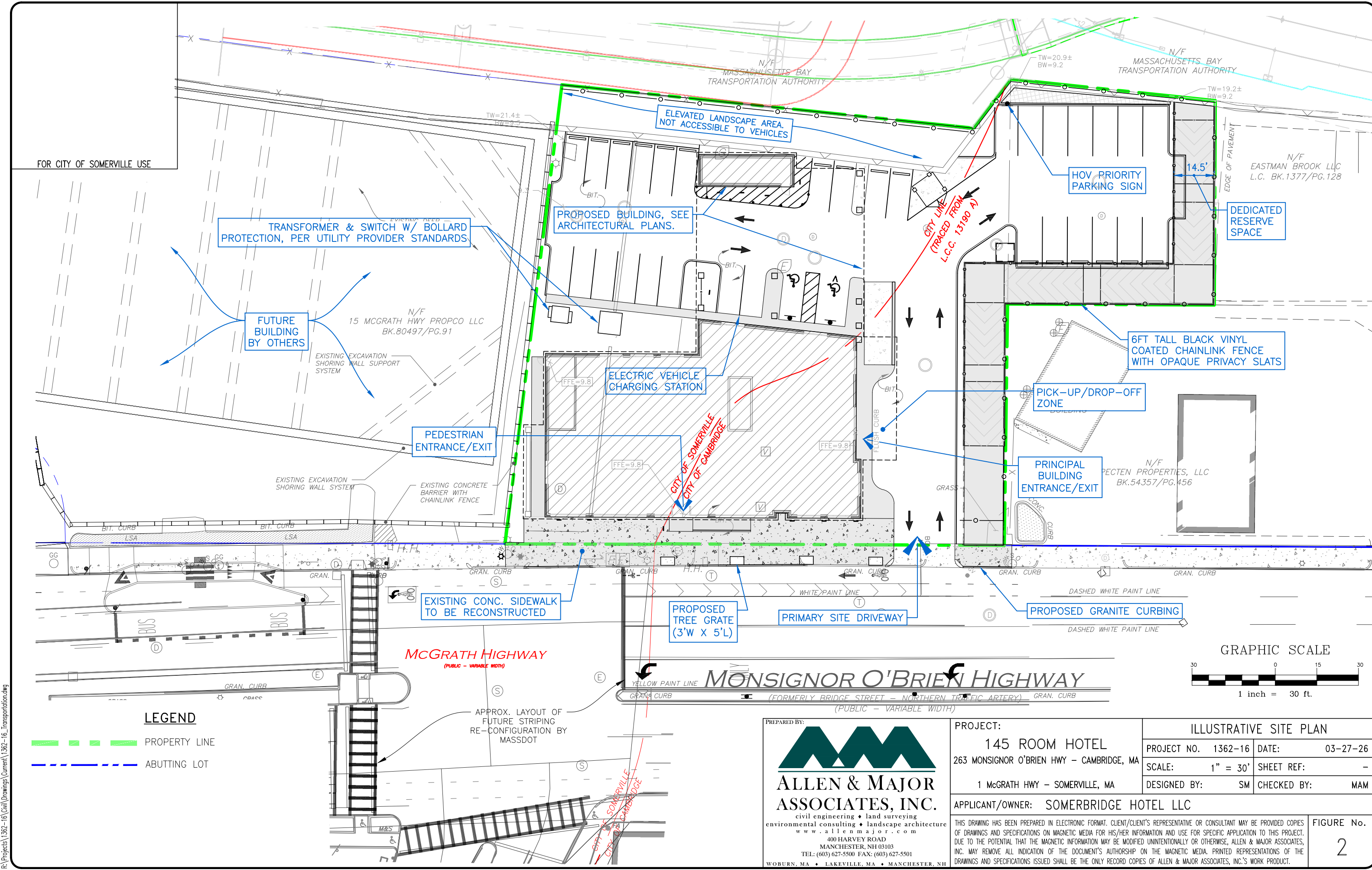
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PROJECT:		PROPOSED UTILITY PLAN	
145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA		PROJECT NO. 1362-16	DATE: 03-27-26
1 McGRATH HWY - SOMERVILLE, MA		SCALE: 1" = 30'	SHEET REF: -
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC		DESIGNED BY: SM	CHECKED BY: MAM
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Illustrative Site Plan

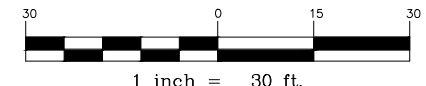


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LEGEND

- PROPERTY LINE
- - - - - ABUTTING LOT

GRAPHIC SCALE



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PROJECT:
 145 ROOM HOTEL
 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
 1 McGRATH HWY - SOMERVILLE, MA

ILLUSTRATIVE SITE PLAN			
PROJECT NO.	1362-16	DATE:	03-27-26
SCALE:	1" = 30'	SHEET REF:	-
DESIGNED BY:	SM	CHECKED BY:	MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC

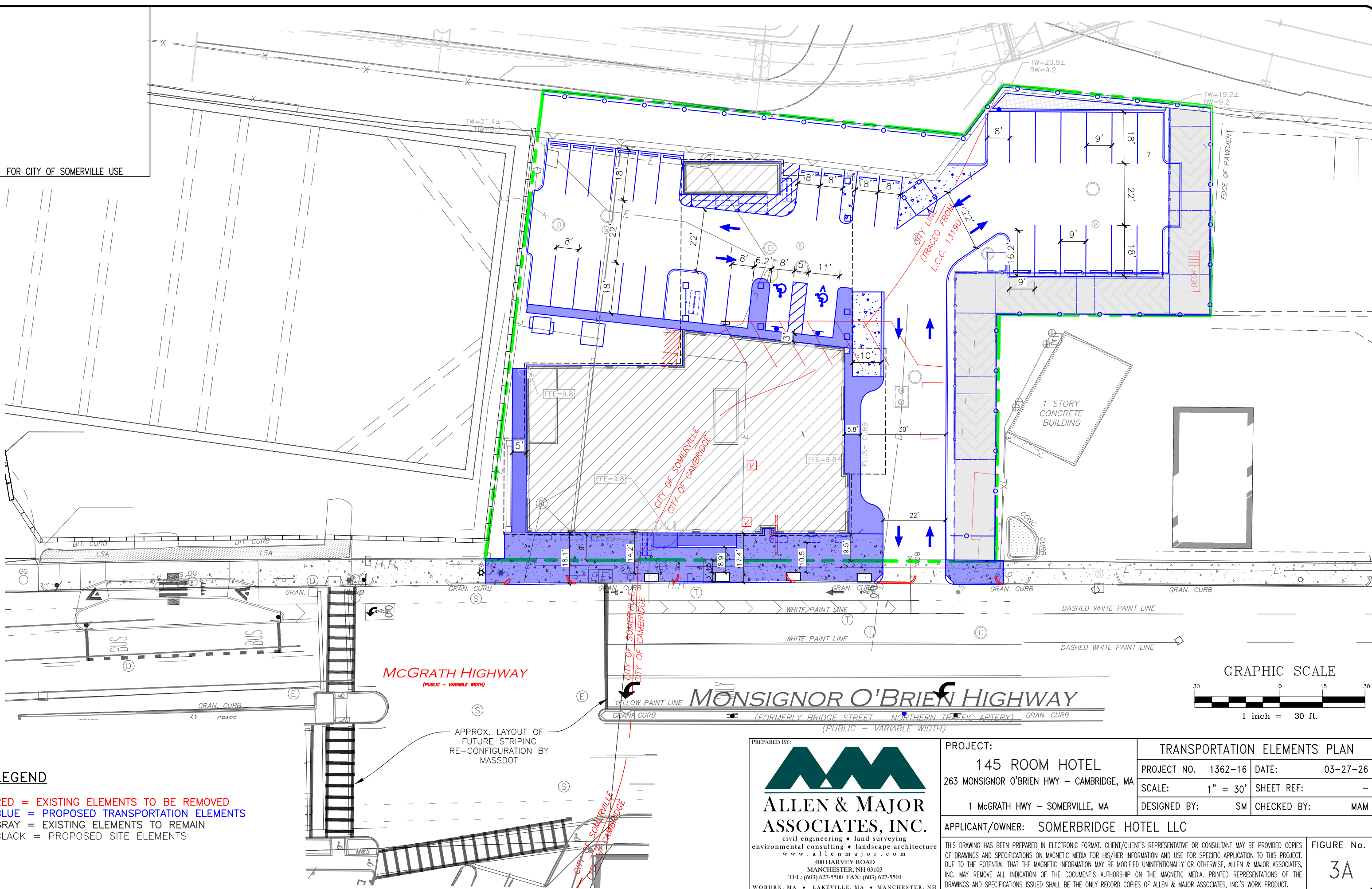
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FIGURE No. **2**



Transportation Elements Plan

FOR CITY OF SOMERVILLE USE



LEGEND

- RED = EXISTING ELEMENTS TO BE REMOVED
- BLUE = PROPOSED TRANSPORTATION ELEMENTS
- GRAY = EXISTING ELEMENTS TO REMAIN
- BLACK = PROPOSED SITE ELEMENTS

McGRATH Highway
(PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN Highway
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)

GRAPHIC SCALE



1 inch = 30 ft.

APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT

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PROJECT:
145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
1 McGRATH HWY - SOMERVILLE, MA

TRANSPORTATION ELEMENTS PLAN	
PROJECT NO. 1362-16	DATE: 03-27-26
SCALE: 1" = 30'	SHEET REF: -
DESIGNED BY: SM	CHECKED BY: MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC

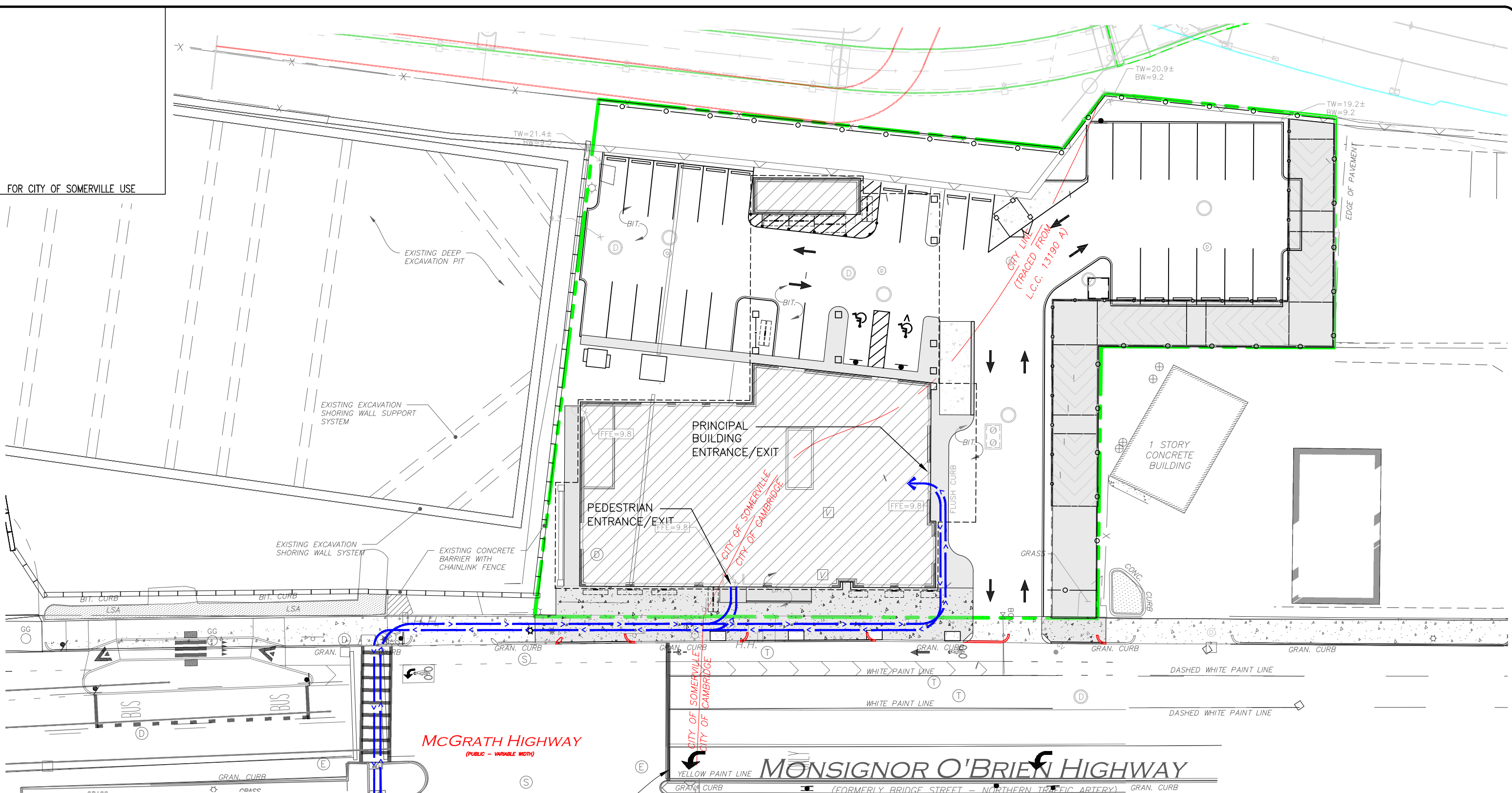
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FIGURE No.
3A



Pedestrian & Bicycle Access and Storage Plan

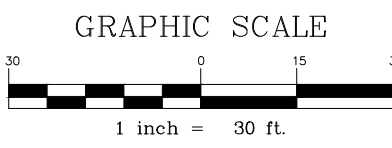
FOR CITY OF SOMERVILLE USE



LEGEND

- PROPERTY LINE
- PEDESTRIAN MOVEMENT ON SITE

APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT

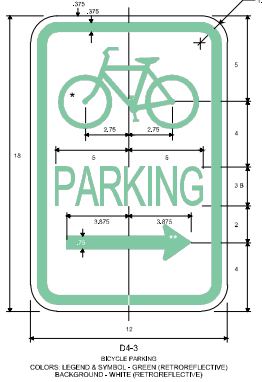


PREPARED BY:

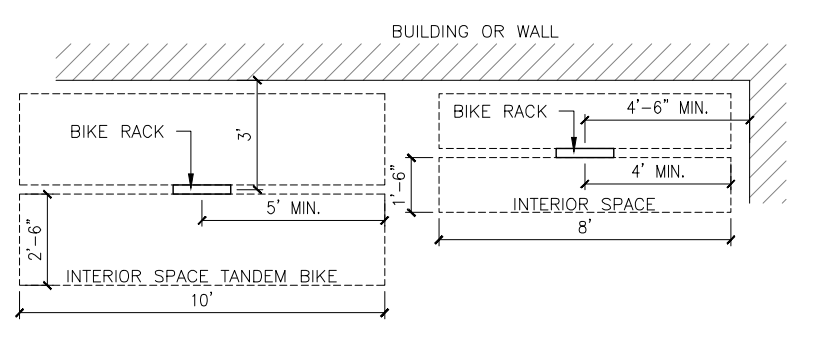
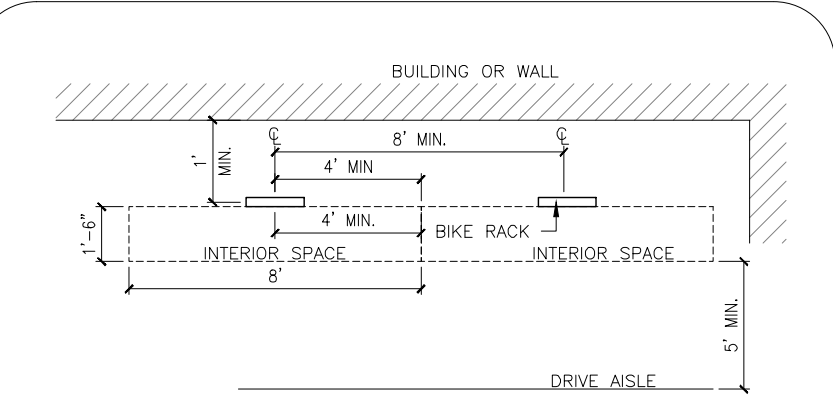
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 WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:		PEDESTRIAN ACCESS PLAN	
145 ROOM HOTEL 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA		PROJECT NO. 1362-16	DATE: 03-27-26
1 McGRATH HWY - SOMERVILLE, MA		SCALE: 1" = 30'	SHEET REF: -
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC		DESIGNED BY: SM	CHECKED BY: MAM
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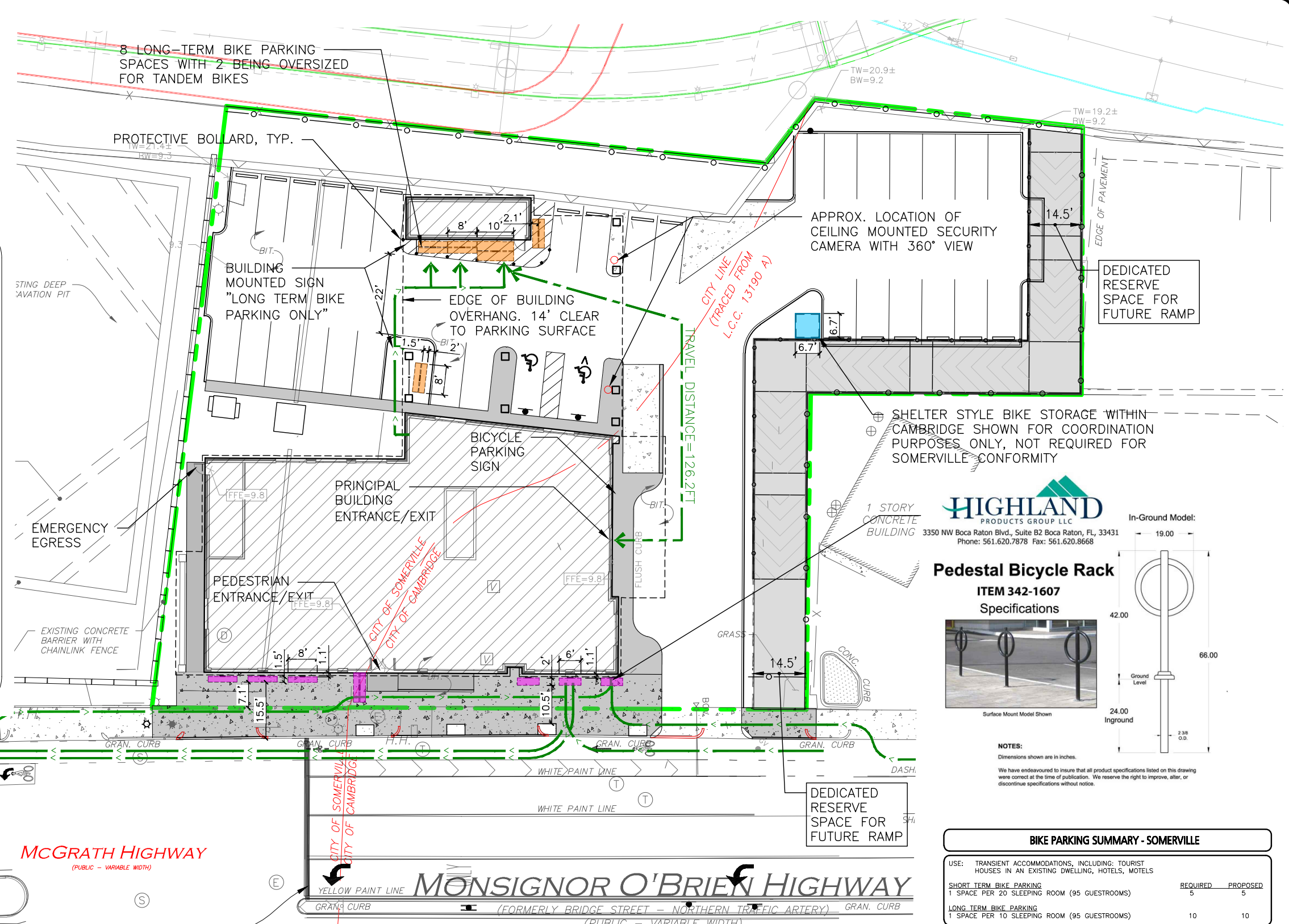


FOR CITY OF SOMERVILLE USE



BICYCLE RACK CLEARANCE FIGURE
NOT TO SCALE

1



HIGHLAND PRODUCTS GROUP LLC
3350 NW Boca Raton Blvd., Suite B2 Boca Raton, FL, 33431
Phone: 561.620.7878 Fax: 561.620.8668

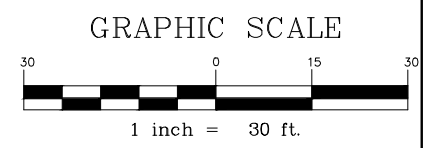
Pedestal Bicycle Rack
ITEM 342-1607
Specifications

NOTES:
Dimensions shown are in inches.
We have endeavored to insure that all product specifications listed on this drawing were correct at the time of publication. We reserve the right to improve, alter, or discontinue specifications without notice.

BIKE PARKING SUMMARY - SOMERVILLE

USE:	REQUIRED	PROPOSED
TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS		
SHORT TERM BIKE PARKING 1 SPACE PER 20 SLEEPING ROOM (95 GUESTROOMS)	5	5
LONG TERM BIKE PARKING 1 SPACE PER 10 SLEEPING ROOM (95 GUESTROOMS)	10	10

- LEGEND**
- PROPERTY LINE
 - BICYCLE MOVEMENT ON SITE
 - LONG TERM BICYCLE STORAGE SHED
 - LONG TERM BICYCLE STORAGE COVERED RING
 - SHORT TERM BICYCLE STORAGE RING



PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500 FAX: (603) 627-5501
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:
145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
1 McGRATH HWY - SOMERVILLE, MA

BICYCLE ACCESS PLAN

PROJECT NO. 1362-16	DATE: 03-27-26
SCALE: 1" = 30'	SHEET REF: -
DESIGNED BY: SM	CHECKED BY: MAM

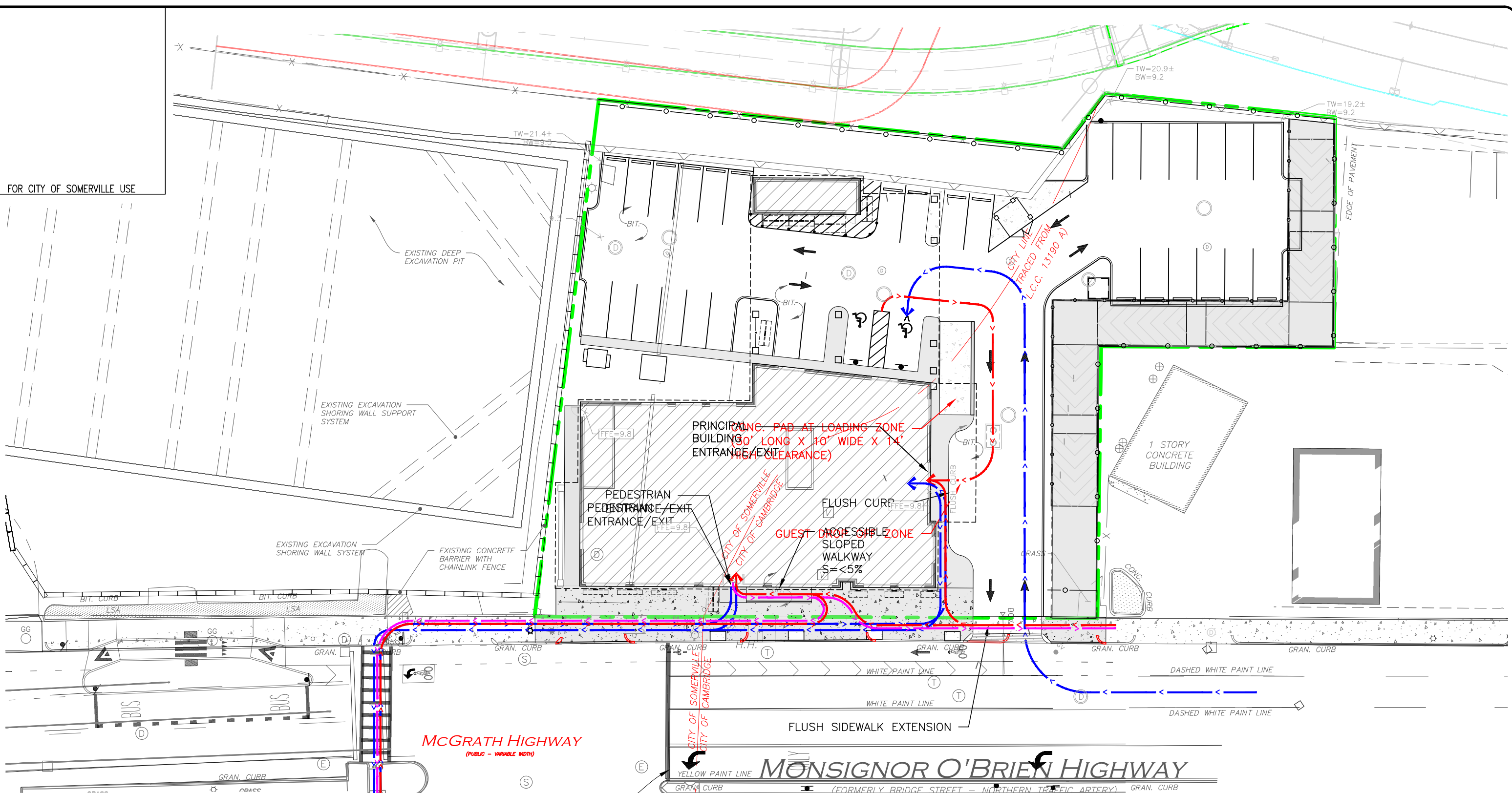
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC

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FIGURE No.
3B.2

K:\Projects\1362-16\Drawings\Current\1362-16_transportation.dwg

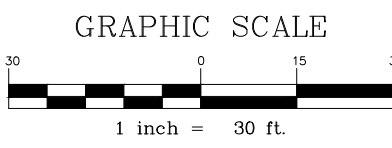
FOR CITY OF SOMERVILLE USE



LEGEND

- PROPERTY LINE
- VEHICLE MOVEMENT ONTO SITE
- PEDESTRIAN MOVEMENT ONTO SITE
- PEDESTRIAN MOVEMENT FROM SITE

APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT



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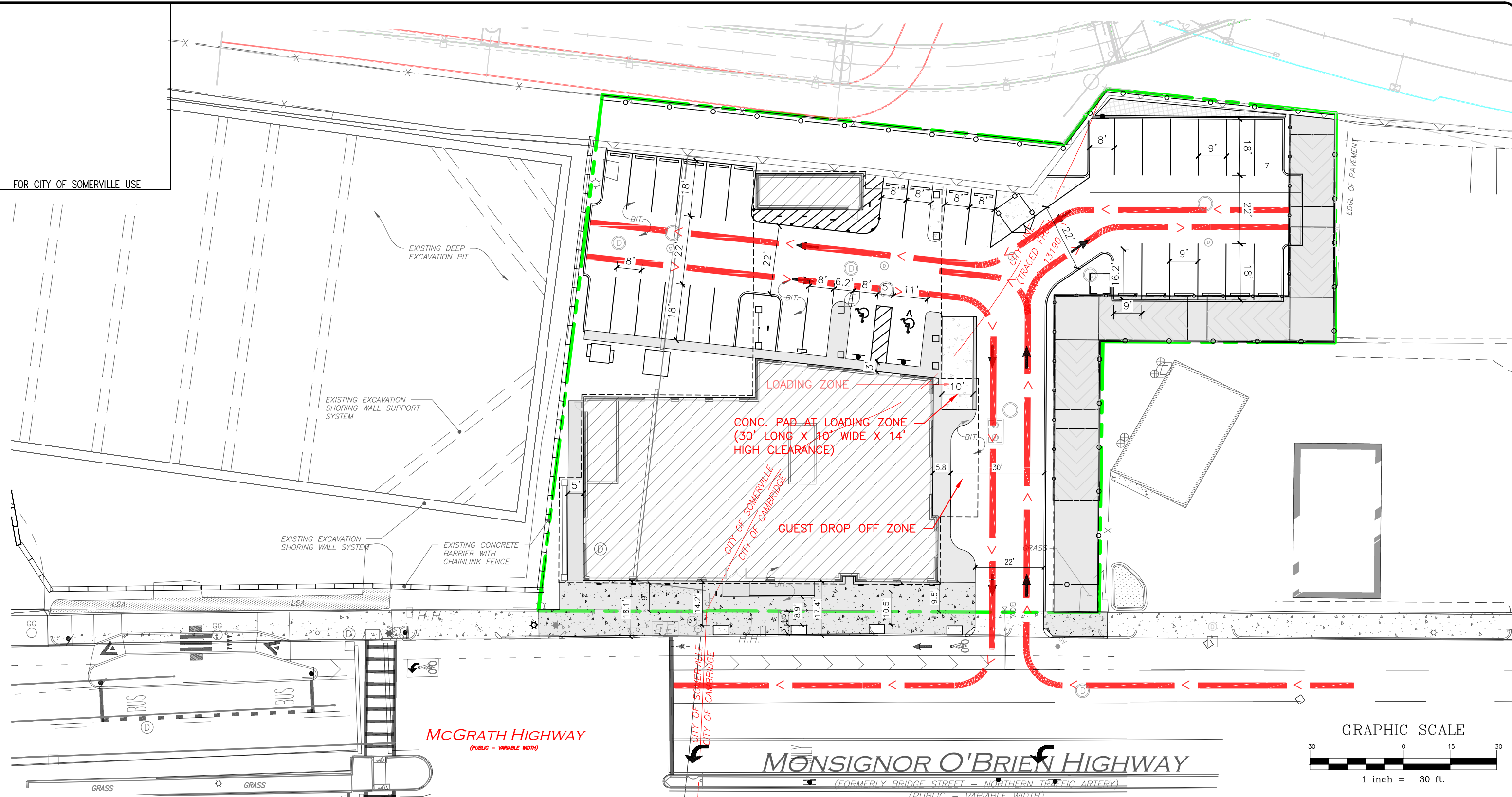
PROJECT:		EQUITABLE ACCESS PLAN	
145 ROOM HOTEL		PROJECT NO. 1362-16	DATE: 03-27-26
263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA		SCALE: 1" = 30'	SHEET REF: -
1 McGRATH HWY - SOMERVILLE, MA		DESIGNED BY: SM	CHECKED BY: MAM
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC			
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Vehicular Access and Egress Plan

FOR CITY OF SOMERVILLE USE



GRAPHIC SCALE



1 inch = 30 ft.

LEGEND

VEHICLE MOVEMENT ON SITE (HOTEL GUESTS)

PREPARED BY:

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PROJECT:
145 ROOM HOTEL
 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
 1 McGRATH HWY - SOMERVILLE, MA

VEHICLE ACCESS PLAN			
PROJECT NO.	1362-16	DATE:	03-27-26
SCALE:	1" = 30'	SHEET REF:	-
DESIGNED BY:	SM	CHECKED BY:	MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC

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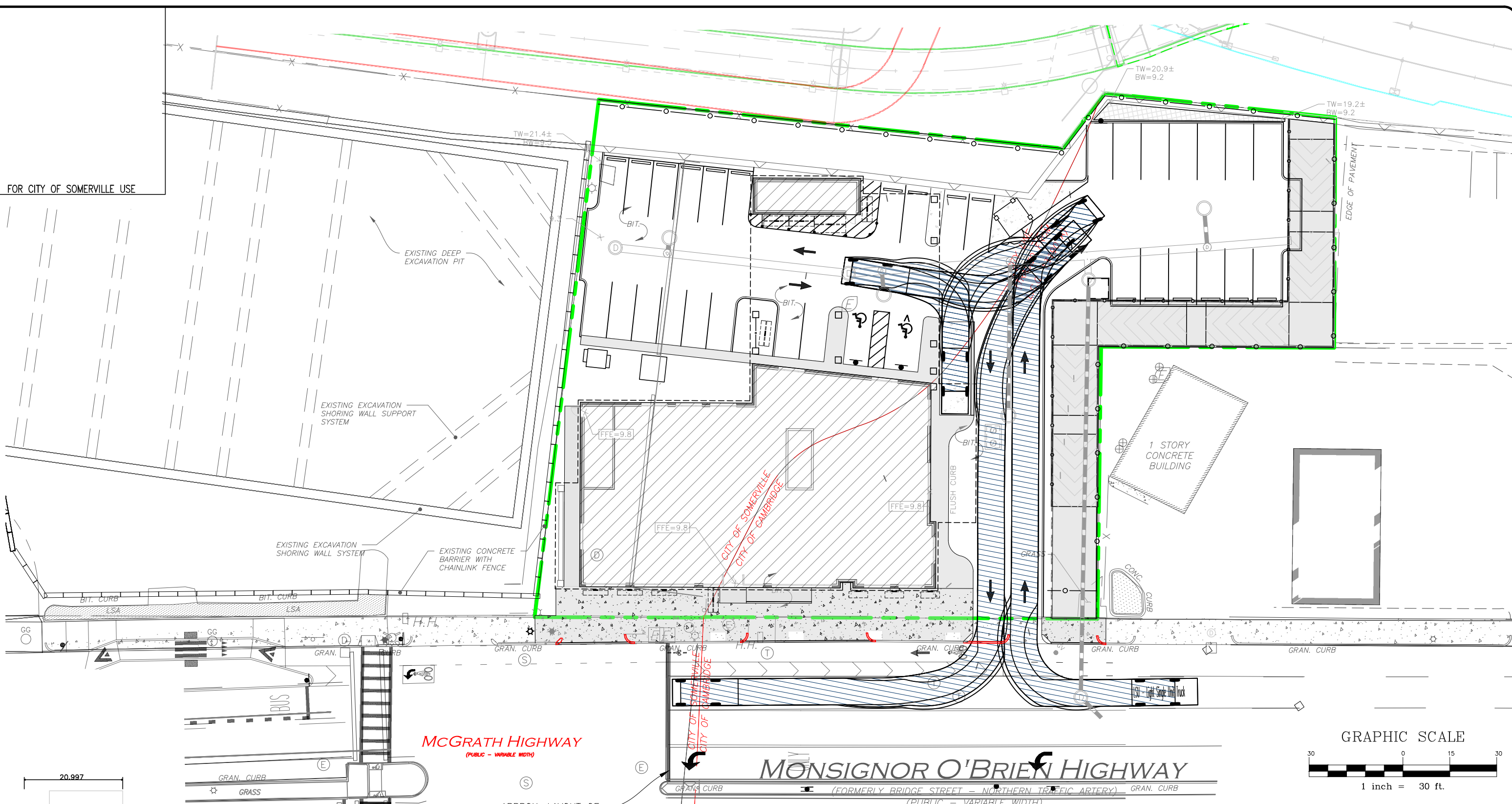
FIGURE No.
3C

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Vehicle Movement Plan

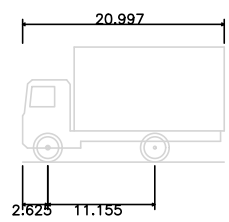
FOR CITY OF SOMERVILLE USE



GRAPHIC SCALE



1 inch = 30 ft.



LSU - Light Single Unit Truck
 Overall Length 20.997ft
 Overall Width 8.530ft
 Overall Body Height 11.974ft
 Min Body Ground Clearance 1.460ft
 Track Width 8.530ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 20.669ft

McGRATH HIGHWAY
 (PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN HIGHWAY
 (FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
 (PUBLIC - VARIABLE WIDTH)

APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT

PREPARED BY:

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 environmental consulting • landscape architecture
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PROJECT:
145 ROOM HOTEL
 263 MONSIGNOR O'BRIEN HWY - CAMBRIDGE, MA
 1 McGRATH HWY - SOMERVILLE, MA

VEHICLE TURNING PLAN			
PROJECT NO.	1362-16	DATE:	03-27-26
SCALE:	1" = 30'	SHEET REF:	-
DESIGNED BY:	SM	CHECKED BY:	MAM

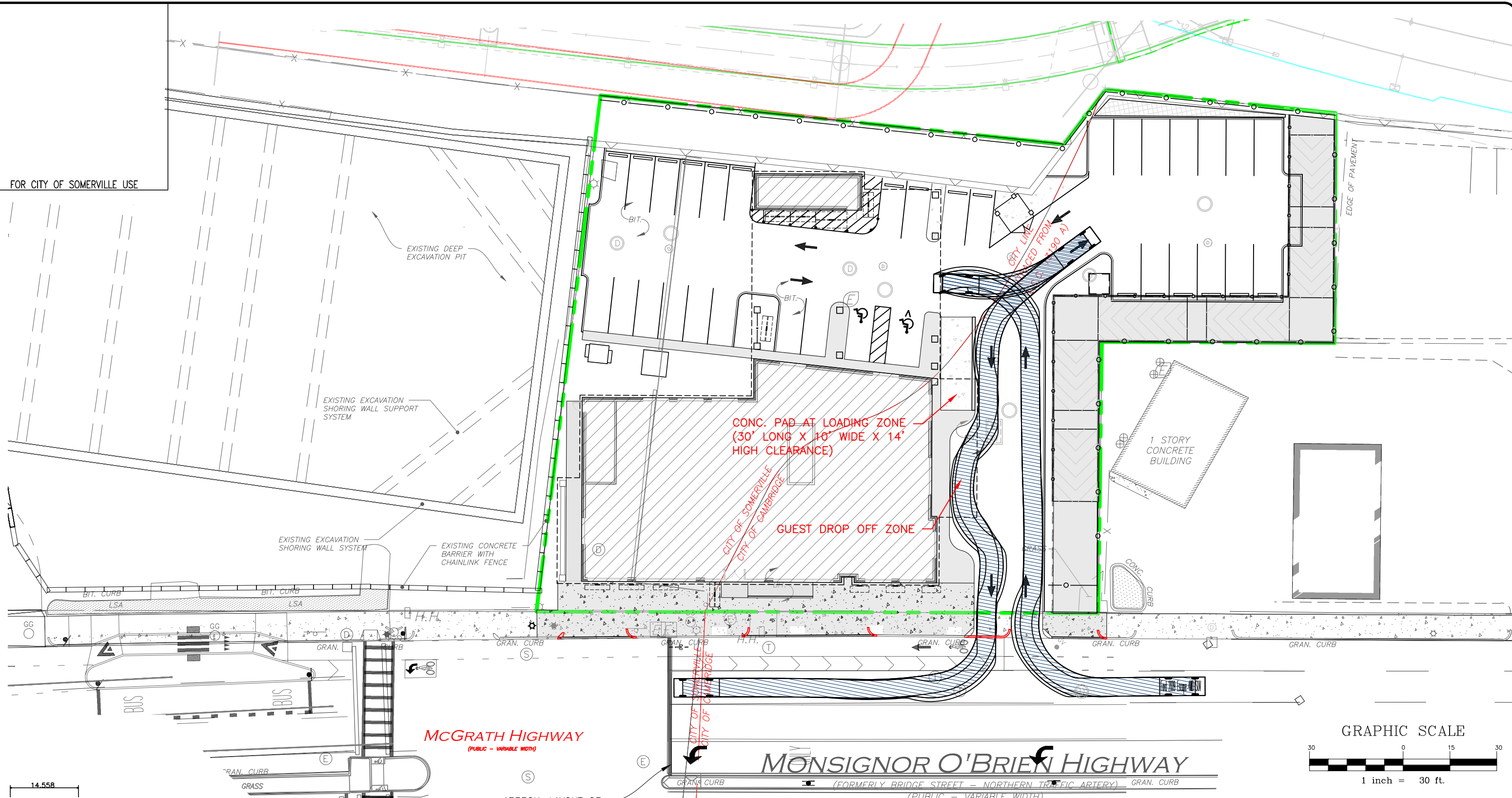
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC


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FIGURE No.
3D.1

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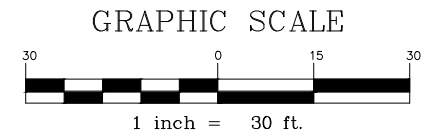
FOR CITY OF SOMERVILLE USE



	14.558
28.17	8.592
Ford 2009 Escape 4WD SUV	14.558ft
Overall Length	5.925ft
Overall Width	5.649ft
Overall Body Height	0.675ft
Min Body Ground Clearance	5.925ft
Track Width	4.00s
Lock-to-lock time	18.350ft
Curb to Curb Turning Radius	

McGRATH HIGHWAY
(PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN HIGHWAY
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)



APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT

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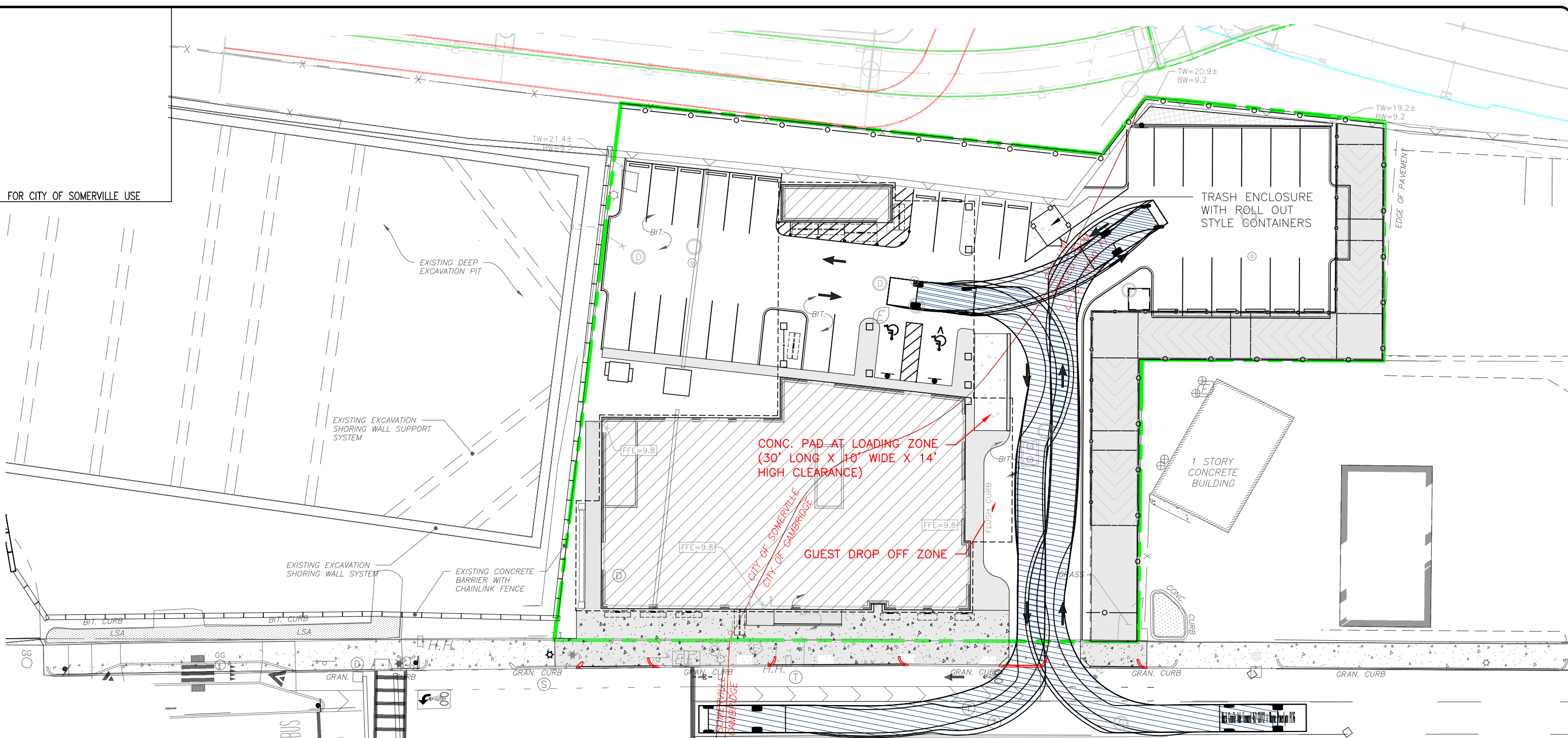
VEHICLE TURNING PLAN			
PROJECT NO.	1362-16	DATE:	03-27-26
SCALE:	1" = 30'	SHEET REF:	-
DESIGNED BY:	SM	CHECKED BY:	MAM

APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC

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FIGURE No.
3D.2

FOR CITY OF SOMERVILLE USE



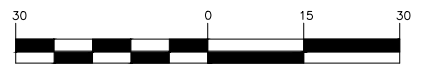
CONC. PAD AT LOADING ZONE
(30' LONG X 10' WIDE X 14' HIGH CLEARANCE)

GUEST DROP OFF ZONE

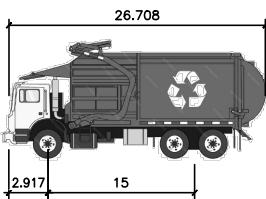
McGRATH HIGHWAY
(PUBLIC - VARIABLE WIDTH)

MONSIGNOR O'BRIEN HIGHWAY
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)
(PUBLIC - VARIABLE WIDTH)

GRAPHIC SCALE



1 inch = 30 ft.



Mack Granite Axle Forward 4x2 GU712 + Wayne PowerLynx PL16
 Overall Length 26.708ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.376ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft

APPROX. LAYOUT OF FUTURE STRIPING RE-CONFIGURATION BY MASSDOT

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VEHICLE TURNING PLAN			
PROJECT NO.	1362-16	DATE:	03-27-26
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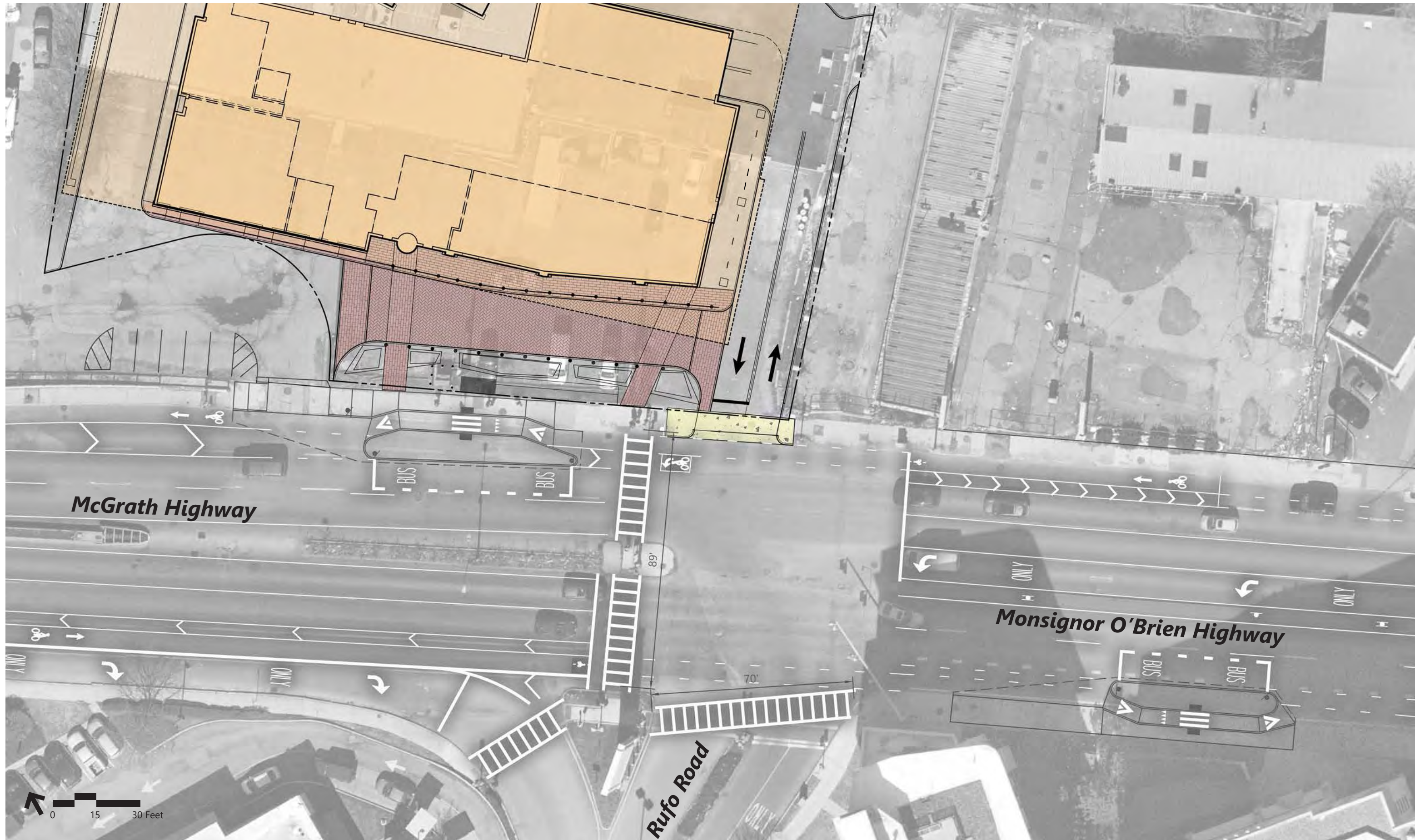
APPLICANT/OWNER: SOMERBRIDGE HOTEL LLC

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FIGURE No.
3D.3



Planned MassDOT Resurfacing Plan – *Courtesy of VHB*



— MassDOT Pavement Markings



Figure 4.a
 Planned MassDOT Resurfacing Project Changes to McGrath Highway at Rufo Road



Path Memorandum of Agreement

MEMORANDUM OF AGREEMENT

April 28, 2021

This Memorandum of Agreement (“MOA”) outlines the shared goal between private developers and pedestrian and bicycle advocacy groups to collaborate on a unique opportunity to produce a critical piece of the infrastructure needed to connect the Grand Junction Path (under design) and the Community Path Extension (under construction) including a multi-use path connection ramp, a revised intersection design and a bicycle share station at the Route 28 municipal boundary between Cambridge and Somerville.

15 McGrath Hwy Owner LLC (the **“Lab / Office Developer”**) and Somerbridge Hotel LLC (the **“Hotel Developer”**), together the **“Developers”**) are planning projects at their properties, located at 15 McGrath Highway, Somerville, MA (the **“Lab / Office site”**) and at 1 McGrath Highway, Somerville /263 Monsignor O’Brien Highway, Cambridge, MA (the **“Hotel site”**) respectively. The Lab/Office Developer is in the process of designing and permitting a 9 story, approximately 300,000 sf, transit oriented, LEED Platinum certifiable lab / office building with below grade parking (the **“Lab / Office Project”**). The Hotel Developer is in the process of designing and permitting a 6 story, approximately 100,000 sf, transit oriented, LEED Platinum certifiable hotel with approximately 200 guestrooms (the **“Hotel Project”**), together with Lab/Office Project, the **“Projects”**).

The Projects will benefit the area in many ways, including redeveloping underutilized sites to create a vibrant gateway for Somerville and Cambridge. In addition, this location is uniquely suited to support the infrastructure proposed to connect the Grand Junction Path and the Community Path, both major regional pedestrian and bicycle thoroughfares and made possible through the advocacy of the Friends of the Community Path (the **“FCP”**) and the Friends of the Grand Junction Path (the **“FGJP”**) (together the **“Path Friends”**) having identified this opportunity to the Developers.

The critical infrastructure proposed by the Projects involves the proposal to construct an accessible ramp structure along the southeast boundary of the Hotel Project site from Monsignor O’Brien Highway up to Massachusetts Bay Transit Authority (the **“MBTA”**) property at the rear of the Hotel Project site (the **“Community Ramp”**). A ramp structure is required to accommodate the roughly 10’ elevation grade change between the sidewalk on Route 28 and the MBTA property. This Community Ramp is one of the two critical sections necessary to link Route 28 to the regional Community Path Extension (the **“CPX”**) that is currently under construction on the MBTA property.

The other critical section is the proposed completion of a multi-use path connection spur (the **“CPX Spur”**), by the City of Cambridge and/or State across the MBTA property, between the planned Community Ramp and the CPX. This connection will require further collaboration between the Developers, Path Friends, the Cities of Cambridge and Somerville, Massachusetts Department of Transportation (the **“MassDOT”**) and the MBTA to assure the Community Ramp and CPX Spur are customarily safe, beneficial and accessible for users of all ages and abilities.

In order to allocate the space necessary to accommodate the proposed 14' clear width of the Community Ramp on the Hotel site, the Developers needed to cooperate on multiple fronts. This cooperation also addressed another neighborhood infrastructure challenge with regard to the State Route 28 intersection. The Developers' proposal, vetted by the City of Somerville's Planning Division in the Office of Strategic Planning and Community Development (OSPCD) and reviewed by the Path Friends, is for a shared egress driveway for the two Projects. The shared egress driveway will be located in Somerville on the Lab / Office site. This proposal will accomplish the reduction of the current 5-phase signalized State Route 28 intersection to 4 phases and significantly reduce the sidewalk crossing distance along the curb cuts of the Projects. This proposal requires additional vetting by the City of Cambridge, MassDOT and further collaboration and agreement between the Developers, Path Friends, Cities of Cambridge and Somerville, MassDOT and MBTA necessary to assure the intersection is customarily safe and efficient for pedestrians, bicyclists, motorists and public transportation travelers.

By way of this Memorandum of Agreement and subject to the following (3) conditions:

- 1. Both Projects receive all required governmental permits and approvals (subject only to such terms and conditions as are acceptable to the Developers), which are not invalidated through an appeal process.**
- 2. Satisfactory conditions for the construction of the Community Ramp.**
- 3. The Hotel Project owner procures reasonably acceptable liability protection and insurance coverage related to the Community Path Ramp.**


the Developers and Path Friends, together (the "Parties"), confirm the following:

- 1. Land Use Commitment.** The Hotel Developer commits to provide use of an approximately 15' wide strip of land as a privately-owned public space located along the southeast perimeter of the Hotel Project site within the City of Cambridge, connecting Monsignor O'Brien Highway (Route 28) to the MBTA property. This strip of land is sufficient for the Community Ramp to have a 14' clear width ("**Community Ramp Land**"). The Hotel Developer shall make the request as part of their permitting process and to the appropriate municipal and state authorities having jurisdiction, that the Community Ramp be allocated for public pedestrian and bicycle use once constructed. A plan of the Community Ramp Land is attached as "Exhibit A".
- 2. Community Ramp Design and Construction Funding Commitment.** The Developers shall fund the design and construction of the approved Community Ramp on the Hotel Project site from Monsignor O'Brien Highway to the MBTA property. The design of the Community Ramp shall be mutually acceptable to the Developers, Path Friends, and the appropriate City and State authorities having jurisdiction. The Developers agree to fund the design of the approved Community Ramp concurrently with the design funding (by others) of the CPX Spur. The Developers also agree to fund the construction of the approved Community Ramp after both Projects have received temporary occupancy permits and the CPX Spur construction has been fully funded (by others). The Developers and Path Friends are committed to working collaboratively with all stakeholders, including but not limited to, the City of Cambridge, MassDOT, and MBTA, to promote the design of safe pedestrian and protected transition from the Community Ramp to the CPX Spur on MBTA property.

3. **Intersection Collaboration: Route 28 Crosswalk, Community Ramp Connection & MBTA Bus Stop.** The Developers and Path Friends are committed to working collaboratively with all stakeholders, including but not limited to, the Cities of Somerville and Cambridge, MassDOT and MBTA, to promote the design of safe pedestrian and protected bicycle crosswalks at the intersection of Monsignor O'Brien Highway, McGrath Highway and Rufo Road (the "**Route 28 Intersection**") and MBTA bus stop in the immediate area of the Projects. This includes the promotion of dedicated, accessible facilities to safely connect users of all ages and abilities with the Community Ramp where it meets and crosses Route 28.
4. **Bike Share Station Location Commitment.** In addition to supporting a walkable community, the Developers are committed to helping achieve a vibrant cycling community and providing safe, convenient and affordable alternatives to motor vehicle use. The Developers will include indoor or secure enclosed bike storage with associated shower and changing facilities for employees on each property. In addition, the installation of a bike share station in the vicinity of the Projects shall further support this commitment. Therefore, the Lab/Office Developer shall commit, that during the Lab/Office site plan design, a study shall be undertaken at the Lab/Office Developer's expense regarding options for locating a bike share station on the Lab /Office site or in the public way adjacent to the Lab / Office site. The bike share station shall accommodate a minimum of 10 bicycles. If a viable location is identified on the Lab/Office site or in the public way adjacent to the Lab / Office site, the Lab/Office Developer shall pursue the necessary arrangements to locate and sponsor a bike share station on the site or in the public way adjacent to the site.
5. **Future Owners.** The above commitments shall be transferred to any future owners of either or both Projects.
6. **The Path Friends Commitment.** As the Developers agree that the completion of the Community Ramp is an important piece of community pathways infrastructure in a location uniquely suited to be a part of the link between the Grand Junction Path and the Community Path and as the Developers are willing to make commitments 1 through 5 outlined above, the Path Friends fully support the Projects making this piece of infrastructure possible. The Path Friends also commit to collaborate with the Developers, the Cities of Somerville and Cambridge, MassDOT, MBTA and all stakeholders as needed to help assure a successful outcome for the Community Ramp and the Route 28 Intersection and at the MBTA right of way.
7. **Time is of the Essence.** Should the CPX and/or the CPX Spur not be completed within five (5) years of the date of this MOA, then the terms of this MOA shall terminate.

Agreed by:

15 McGrath Owner LLC

By: 
Name: Robert Dickey
Title: Authorized Signatory

Somerbridge Hotel LLC

By: _____
Name: Leo Xarras
Title: Authorized Signatory

Friends of the Community Path

By: _____
Name: Lynn Weissman
Title: Authorized Signatory

By: _____
Name: Alan Moore
Title: Authorized Signatories

Friends of the Grand Junction Path

By: _____
Name: Karl Alexander
Title: Authorized Signatory

Agreed by:

15 McGrath Owner LLC

By: _____
Name: Robert Dickey
Title: Authorized Signatory

Somerbridge Hotel LLC

By:  _____
Name: Leo Xarras
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Somerbridge Hotel LLC

By: _____
Name: Leo Xarras
Title: Authorized Signatory

Friends of the Community Path

By: *Lynn Weissman* Apr 27, 2021
Name: Lynn Weissman
Title: Authorized Signatory

By: *Alan Moore* Apr 27, 2021
Name: Alan Moore
Title: Authorized Signatories

Friends of the Grand Junction Path

By: *Karl Alexander*
Name: Karl Alexander
Title: Authorized Signatory

