



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JAKE WILSON
MAYOR

THOMAS F. GALLIGANI, JR.
EXECUTIVE DIRECTOR

May 29, 2026

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

Dear Ms. Thomas,

This letter is the Final Decision of the Director of Mobility for the Mobility Management Plan ('MMP') submitted by Somerbridge Hotel, LLC (the 'Applicant') for 1 McGrath Highway/263 Monsignor O'Brien Highway (the 'Project') as required by §11.4 Mobility Management of the Somerville Zoning Ordinance (SZO). The Decision is an **Approval with Conditions**. This letter details the conditions necessary for the successful implementation of your plan.

Background & Applicability

Located at 1 McGrath Highway and 263 Monsignor O'Brien Highway, the project site is bisected by the Somerville/Cambridge municipal boundary. The site is currently occupied by the building of a former self-serve car wash and a warehouse building. The site is bordered by an MBTA parcel (for use by the Green Line Extension) to the north, McGrath Highway (Route 28) to the south, a mixed-use commercial building to the west, and a gas station and food processing company to the east. The Applicant proposes to construct an approximately 62,646 square foot, 145-room hotel across a total of 6 stories, of which 44,462 SF and 95 rooms are situated in Somerville. The Applicant proposes to construct 33 on-site motor vehicle parking spaces, of which 20 are situated in Somerville. The project is also proposing 10 long-term and 5 short-term bicycle parking spaces in Somerville.

As part of the proposed project, the Applicant has committed to providing space for a 14 ft ramp connection to the Community Path on the 1 McGrath Highway project site. Additionally, a Memorandum of Agreement executed in April 2021 between Somerbridge Hotel LLC, 15 McGrath Highway LLC, and the Friends of the Community Path (Somerville) and Grand Junction Path (Cambridge) outlines the Applicant's goal at the time of execution to support the completion of the Community Path ramp via the provision of land and the funding of a share of the design and construction of the ramp.

The proposed building will meet the 50 or more rooms or beds threshold to trigger MMP requirements of the property owner.



Plan Commitments

Programs and Services Required by the SZO

The following section details the baseline Mobility Management programs and services that are required by the Somerville Zoning Ordinance ('SZO') for all applicants submitting a Mobility Management Plan.

In relation to the mode share requirements for all mobility management plans, the Applicant must make the following commitments:

- To make reasonable efforts to control the percentage of trips made by automobile at fifty percent (50%) or less and to implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.

In relation to the programs and services required for property owners of commercial parking facilities the Applicant must commit to the following programs and services for the operation of their commercial parking facility:

- To offer preferential carpool and vanpool parking near building entrances as a convenience to commuters and to promote ridesharing.
- To post mobility management information, including information pertaining to pedestrian, cycling, and transit access to the Project Site.

In relation to the programs and services required for hotel uses, the Applicant must make a commitment to provide shuttle services.

Additional Programs and Services Proposed by Applicant

In addition to the TDM programs and services required by the SZO, the Applicant's MMP states that they propose to implement the following measures for hotel guests and employees.

Guests:

- Promote public transportation regional exploration options such as Duck Tours
- Charge market rate for all parking
- Charge parking at a daily rate
- Promote nearby bike share station
- Stock bike helmets for guest while riding bike share bicycles
- Promote and offer available path & MBTA system maps
- Promote walkable retail and restaurant options
- Communicate the availability of Single Occupancy Vehicle alternatives during the reservation process
- Provide preferential carpool/vanpool parking spaces

For Employees

- Support bike or walk to work by providing shower and changing facilities

Guests and Employees:

- Provide pre-loaded MBTA, at cost, available at the front desk
- Provide EV charging stations
- Secure/covered bicycle storage spaces at no cost to guest/employees
- Provide a bicycle repair station
- External bicycle racks for visitors to the site located near the building entrances

The Applicant has committed that the project will have an On-Site Transportation Coordinator who can help organize many of the sites and services described in this plan. This position(s) will be responsible for implementing and administering the programs in this plan, as well as serving as a contact for the City of Somerville. The Coordinator(s) will be an individual who is already on staff as part of the hotel project.

Additionally, the Applicant has committed to bringing all abutting sidewalks and pedestrian ramps to the City of Somerville standards in accordance with the National Association of City Transportation Officials (NACTO) design guidelines. This will include the reconstruction and widening of sidewalks immediately adjacent to the site where needed; the installation of new, accessible pedestrian ramps; planting of street trees; and providing bicycle storage racks surrounding the Project Site, where appropriate.

Mobility Division Comments & Approval Conditions

The Applicant has described its commitment to providing space for a 14-foot wide path ramp to connect to the Community Path through the project site. The Mobility Division applauds this commitment. We note that the timely completion of this Community Path connection plays an important role in advancing mode share goals outlined in SomerVision 2040 by creating a link between the Community Path and the Project and surrounding area, including the Grand Junction Path.

As part of their previously approved permit, this Applicant, along with the project team of the adjacent development at 15 McGrath Highway, conditionally committed to jointly funding the design and construction of this path ramp connection. Acknowledging that this infrastructure improvement provides benefits to multiple property owners, including the adjacent 15 McGrath Highway site, the Mobility Division has concerns that the Applicant is no longer proposing a commitment to contribute to the design and construction costs of the Community Path ramp connection with this major plan revision. We recommend continued collaboration between the Applicant, City of Somerville, City of Cambridge, and relevant state agencies to ensure constructability and advance a comprehensive design and construction financing strategy for this infrastructure improvement.

The Applicant proposes several additional measures to support transportation demand management. The City commends the Applicant for proposing these programs and incentives, and the use and impact of these on transportation demand management should be reported and analyzed as part of the required Mobility Management reporting.

The following conditions represent many of the standard conditions the City applies to commercial and residential developments as important TDM measures, as well as some that are specific to the hotel use proposed by the Applicant. These conditions will further help to reduce single occupancy vehicle travel and motor vehicle trips generated by the project, and help the City reach its mode shift, transportation safety, and climate goals outlined in SomerVision 2040, Vision Zero, and Somerville Climate Forward.

- **CONDITION #1:** The property owner's initial vehicle mode share commitment will be 32.3% so that it is consistent with, and no more vehicle dependent than, the existing commuting characteristics in Census Tract 3515. The property owner will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.
- **CONDITION #2:** In addition to the initial mode share commitment of 32.3% or less trips made by automobile, the property owner shall make reasonable efforts to control the percentage of trips made by automobile at 25% or less by 2040 in order to meet the city's SomerVision 2040 goals. The property owner will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.
- **CONDITION #3:** The property owner shall submit posted and distributed mobility management information to the Director of Mobility for review and approval prior to the issuance of any Certificate of Occupancy. In addition to local transit maps and schedules, mobility management information must include the locations of nearby car-sharing stations, Bluebikes stations, resident permit parking restrictions, and the availability of carpool/vanpool opportunities. After approval by the Director of Mobility and for the building, mobility management information must be posted in building lobbies, on the project website, and on related media prior to the issuance of any Certificate of Occupancy.
- **CONDITION #4:** The property owner (or their designated parking facility operator) will operate the parking lot as a Commercial Parking Facility with unbundled parking, and will offer parking option(s) including, but not limited to: monthly passes, overnight passes, daily rates (weekday and weekend), and/or hourly fees, at no less than local market rates to the general public, inclusive of employees and hotel guests, 24 hours per day, 7 days per week, and 365 days per year. Employees and guests must pay market rate directly for parking and must be made aware of different parking pass options at the point of sale and through the distribution of mobility management information. Any future tenants may not lease, license, sell or otherwise obtain parking spaces or passes on behalf of their employees. The property owner must provide either a copy of executed lease agreements or an affidavit signed by the property owner and tenant(s) verifying that this language was included and agreed to in the lease or other agreement.
- **CONDITION #5:** The property owner (or their designated parking facility operator) must manage the Commercial Parking Facility so that the various required parking pass options remain generally available to the public, inclusive of employees and guests. Any reserved parking spaces are subject to a 200% market rate price premium as well as the overall reserved space limits set forth in Condition #7. The property owner will submit details on all parking rates offered in the commercial parking facility as well as detailed historical parking occupancy and passholder sales data with annual reporting so that the utilization of the garage may be evaluated. The property owner may adopt operational measures to meet existing passholder obligations but shall always seek to maximize utilization of parking spaces and shall ensure that an allocation of spaces remains for daily and hourly parking.
- **CONDITION #6:** In any lease agreement with all future tenants of any number of employees, the property owner shall require the tenant to unbundle, and charge the market rate for, any employee parking spaces by charging their employees the full market rate of such spaces.

Standard lease agreement language for unbundled and market rate parking must be approved by the Director prior to the issuance of any Certificate of Occupancy. To verify ongoing conformance, the property owner must provide either a copy of executed lease agreements or an affidavit signed by the property owner and tenant(s) verifying that this language was included and agreed to in the lease or other agreement.

- **CONDITION #7:** The number of reserved vehicle parking spaces in each Commercial Parking Facility is restricted to no more than 2.5%, rounded to the nearest whole number.
- **CONDITION #8:** At least two (2) parking spaces must be made available for car share vehicles at no cost to a car share service provider. Spaces may be brought online at the discretion of the car share service provider. Notification of available spaces to car share service providers must be documented prior to the issuance of any Certificate of Occupancy and in annual reporting.
- **CONDITION #9:** At least 5% of the total parking spaces provided in each parking facility, rounded to the nearest whole number, must be signed, designated, and reserved for carpools and/or vanpools and be located in preferential locations close to building entrances. Additional spaces must be provided as demand warrants.
- **CONDITION #10:** At least 25% of the total parking spaces provided in the commercial service vehicular parking facility, rounded to the nearest whole number, must be equipped with Level 2 Chargers (or then current technology) when the parking facility opens for occupancy. The remaining 75% of the garage vehicle parking spaces must be EV Ready spaces. EV Ready spaces must be equipped with Level 2 chargers (or then current technology) as demand warrants. Documentation of EV readiness must be submitted to the Mobility Division prior to the issuance of any building permit for the site, including identification of future conduit paths to each parking space, future charging station locations, adequate space in the electrical panel, and adequate transformer capacity and/or space for additional transformer capacity to accommodate future installations.
- **CONDITION #11:** On-site real-time transit information is required, consisting of one connected TransitScreen display (or equivalent service), located inside the building lobby near the pedestrian entrance. Details on the locations of all real-time transit information screens will be submitted to the Director for approval prior to the issuance of a building permit for the site.
- **CONDITION #12:** The property owner shall provide shuttle services to key regional destinations for employees and hotel guests. The property owner will collaborate with the Mobility Division to determine key destinations, times of available service, and coverage area. Shuttle details will be submitted to the Mobility Division for approval prior to the issuance of a Certificate of Occupancy for the site. Shuttle details and performance information will be included in annual reporting and monitoring and subject to annual modification.
- **CONDITION #13:** The property owner shall work in good faith with the Mobility Division to provide a location for a future City owned Bluebikes bike share station on the project site, provided there is no loss of necessary functionality. The location will be determined in

coordination with the Mobility Division and must be approved prior to the issuance of any building permit for the site and identified on building plans as applicable. The Site Agreement with the operator of Bluebikes must be signed prior to issuance of any Certificate of Occupancy.

- **CONDITION #14:** A least one (1) bicycle repair facility must be provided for employees and hotel guests in a convenient location, such as a bike storage room, and must be maintained in a state of good repair. Locker rooms with shower facilities must be provided for employees and can be provided in a single space for all employees, in spaces for each tenant, or in multiple spaces shared amongst tenants. Locker room and shower capacity must meet expected employee demand.
- **CONDITION #15:** For the purpose of reducing daily peak-hour vehicle trips, the property owner shall, to the extent practicable, work with the City of Somerville's Economic Development Division, and the community to develop strategies to advertise employment opportunities and seek qualified candidates that live within Somerville. The property owner shall provide annual reports of data on the compliance with this condition, including but not limited to employee's daily trip place of origin data (i.e. home city/town), and other relevant information as required by the Director of Mobility.
- **CONDITION #16:** The property owner shall offer guests a MBTA Day Pass(es) (or stored value card of equivalent value, currently set at \$11, subject to increase) and a Bluebikes Day Pass(es) (currently set at \$11.99, subject to increase). Up to two passes of each type per room shall be available at no cost to the guests upon request.

Monitoring and Reporting

The property owner has committed to Annual Reporting to track, assess, and report on the implementation of the Mobility Management program as required by the Director's submittal requirements, which include:

- Annual travel surveys of employees of participating non-residential tenants.
- Annual reporting of motor vehicle and bicycle parking utilization and operations for any Commercial Service Vehicular Parking facility.
- Biennial (every other year) counts of motor vehicle trips entering & exiting any parking facilities.
- Status update of Mobility Management program & service implementation.

All monitoring must be conducted at the same time each year, as determined by the Certificate of Occupancy for each building. If the Certificate of Occupancy for a building is issued between September 1 and February 29, the monitoring shall take place during the months of September or October and be reported to the Mobility Division no later than November 30. If the Certificate of Occupancy for a building is issued between March 1 and August 31, monitoring shall take place during the months of April or May and be reported to the Mobility Division no later than June 30. This will ensure that the monitoring captures a realistic assessment of the performance of the project, while giving time to compile the results and report them to the City.

It is important to note that while approved Mobility Management Plans are transferable by and among private parties, this transfer is contingent upon the new owner agreeing to continue to operate in accordance with the previously approved Mobility Management plan, as conditioned. Should the property owner elect to transfer some portion or all of the development subject to this Mobility Management Plan, commitment to the previously approved Mobility Management Plan is required by the new property owner.

I look forward to working with you in the future as you implement this plan. If you have any questions, please feel free to contact me at (617) 625-6600 or brawson@somervillema.gov.

Sincerely,



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

I certify that I have read and agree to implement the Mobility Management Plan in the form approved by the Director of Mobility. I understand that failure to implement the approved plan may result in enforcement actions taken by the City of Somerville.

Agreed and accepted,



Christine Thomas
Somerville Hotel, LLC