



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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David Swanson
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April 21, 2026

Dear Mr. Swanson,

This letter is the Final Decision of the Director of Mobility for the Mobility Management Plan ('MMP') submitted by you (the 'Applicant') for 32-40 White Street (the 'Project') as required by §11.4 Mobility Management of the Somerville Zoning Ordinance. The decision is an **Approval with Conditions**. This letter details the conditions necessary for the successful implementation of your plan.

Background & Applicability

The Applicant proposes to demolish an existing residential building and existing commercial building and build a new residential building at 32-40 White Street in Somerville, Massachusetts (the "Project"). The Project is proposed to consist of a single residential apartment building containing 29 dwelling units. The Project proposes zero (0) on-site vehicle parking spaces, thirty (30) long-term bicycle parking spaces, and four (4) short-term bicycle parking spaces. The Project site is in the Mid-Rise 4 (MR4) zoning district inside a transit area.

The Project meets the twenty (20) or more total dwelling unit threshold to trigger Mobility Management Plan (MMP) requirements of the property owner.

Plan Commitments

Programs and Services Required by City Ordinance

City Ordinances require the Applicant to make the following commitments in relation to the mode share requirements for all mobility management plans:

- 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.
- To follow advertisement, disclosure, and notification requirements advising prospective buyers and tenants that resident parking permits are restricted for all dwelling units.

The Applicant must make the following commitments in relation to the programs and services required for the property owner of a residential building with 20 or more dwelling units:

- To post and distribute mobility management information, including information pertaining to pedestrian, cycling and transit access to the Project Site.

Approval Conditions

CONDITION #1: Rather than 50%, the Applicant's initial vehicle mode share commitment will be 20% for residents so that it is consistent with the existing commuting characteristics in Census Tract 3510.01. The Applicant will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal. In order to meet the City's SomerVision 2040 goals, the Applicant shall make reasonable efforts to control the percentage of trips made by automobile at 25% or fewer by 2040. The Applicant will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.

CONDITION #2: The Applicant 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 #3: Mobility management information must also be provided to residents when they move in. Yearly emails or newsletters with this information, including resident permit parking restrictions, must also be sent to residents, with additional emails sent if there are notable changes to public transportation schedules, bicycle/pedestrian infrastructure, or the availability of ride-share, car-share, or bike-share services in the area.

CONDITION #4: The Applicant shall provide a stored value MBTA Charlie Card, with the value of a one-month combined bus/subway pass (currently set at \$90, but subject to MBTA fare increases) to each adult member of a new household within the first month of a new household moving in. Up to two Charlie Cards total per household are required. This requirement renews each time a new household moves in to incentivize new households to use public transportation. This benefit shall be provided to new households in perpetuity.

CONDITION #5: The Applicant shall provide a one-month Bluebikes membership (currently set at \$30.50 but subject to Bluebikes fare increases) to each adult member of a new household within the first month of a new household moving in. Up to two one-month Bluebikes memberships total per household are required. This requirement renews each time a new household moves in to incentivize new households to use the bikeshare system. This benefit shall be provided to new households in perpetuity.

CONDITION #6: The Applicant shall provide real time transit information in the building common area/lobby which shall consist of one connected TransitScreen display (or equivalent service) that displays real time MBTA and bike share information, as well as the mobility management information required by conditions 3 and 4. Location will be shown on building plans prior to the issuance of any building permit. Display shall be installed prior to the issuance of any Certificate of Occupancy.

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 tenants of the property.
- Annual reporting of bicycle parking utilization.
- 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

Agreed and accepted,



David Swanson
32-40 White St LLC