

March 10, 2026

Mobility Division
3rd Floor, City Hall
93 Highland Avenue
Somerville, MA 02143
Attn: Lillian Worth, Transportation Planner

Subject: Response to Mobility Division Comments
Transportation Access Plan (TAP)
32-40 White Street, Somerville, MA

Dear Lillian:

MDM Transportation Consultants, Inc. (MDM) has prepared the following supplemental responses to transportation review commentary documented in an email by the City of Somerville Mobility Division dated February 18, 2026. To facilitate review, specific comments are paraphrased with corresponding responses. Revised graphical plans are provided as an attachment to this memorandum. MDM notes that the previous responses for review Comments 1, 2, 3, 5, 6, and 8 were deemed acceptable and require no further response.

Bicycle Parking Plan (Figure 4)

Comment 4: In the Bicycle Parking plan, please provide detail of bike parking room including placement and dimensions of bicycle racks, distance from walls and other racks, etc. Please consult SZO 11.1.1 for requirements.

Response: Dimensions of the bicycle racks and the distance between the bicycle rack locations and the walls have been depicted on a Waste/Bicycle Room Detail plan. The depicted measurements are consistent with the design requirements of Somerville Zoning Ordinance (SZO) 11.1.1.

Comment 7: In the Bicycle Parking plan, please show proposed short term bike parking spaces on the plan, including dimensions. Please provide a cut sheet showing specifications of proposed bicycle racks (both long and short term).

Response: The short-term bicycle parking spaces along White Street have been depicted on the Transportation Elements Plan and the Bicycle Parking Plan. Specifications have been added for the short-term and long-term bicycle racks.

Comment 9: Number of bike parking spaces in the narrative does not match what is shown on plan. Please clarify the number of short and long term spaces in your narrative, including how many long-term spaces are for larger bicycles and how many are elevated off the floor.

Response: As currently envisioned, 29 total long-term bicycle spaces are proposed; including 16 standard bicycle spaces, seven stacked bicycle spaces (approximately 24%), and six cargo bicycle spaces (approximately 21%). Four short-term bicycle spaces are proposed, located along the east side of White Street, proximate to the primary entrance.

Comment 10: More detail on the bike parking plan is required in order to determine whether the proposed bike parking is zoning compliant. Please include length of bike parking spaces. Please clarify the path of access of the secondary exit as it appears the trash bins are blocking an exit. Please identify any elevated bicycle racks on the plan, showing appropriate dimensions between walls and other elements. Please identify which spaces on the plan are for larger bicycles. Please refer to SZO.11.1.3.i and SZO 11.1.3.d for quantities of each type of space. Separate plan sheet showing zoomed-in detail of bike room is strongly recommended.

Response: The lengths of the bicycle spaces have been depicted on the Waste/Bicycle Room Detail as shown on Figure 4B. These dimensions are compliant with the minimum standards set forth in the SZO. The larger cargo bicycle spaces and the elevated bicycle spaces have been labeled and depicted on the Waste/Bicycle Room Detail. The quantity of larger bicycle parking spaces (greater than 20%; SZO 11.1.3.i) and elevated bicycle parking spaces (less than 25%; SZO 11.1.3.d) is consistent with the requirements set forth in the SZO.

When present the movable garbage bins may obstruct bicyclists from the secondary exit. During these periods, bicyclists will continue to have the ability to access the Waste/Bicycle Room via the primary exit via the Entry Lobby.

Comment 11: Please show short term bike racks on the Bicycle Parking plan including dimensions and distance from curb.

Response: The short-term bicycle parking spaces along White Street; as well as dimensions from the curb, building, and between the racks have been depicted on the Bicycle Parking Plan.

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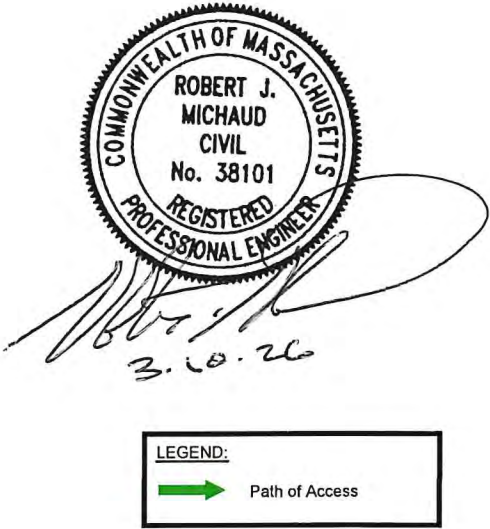
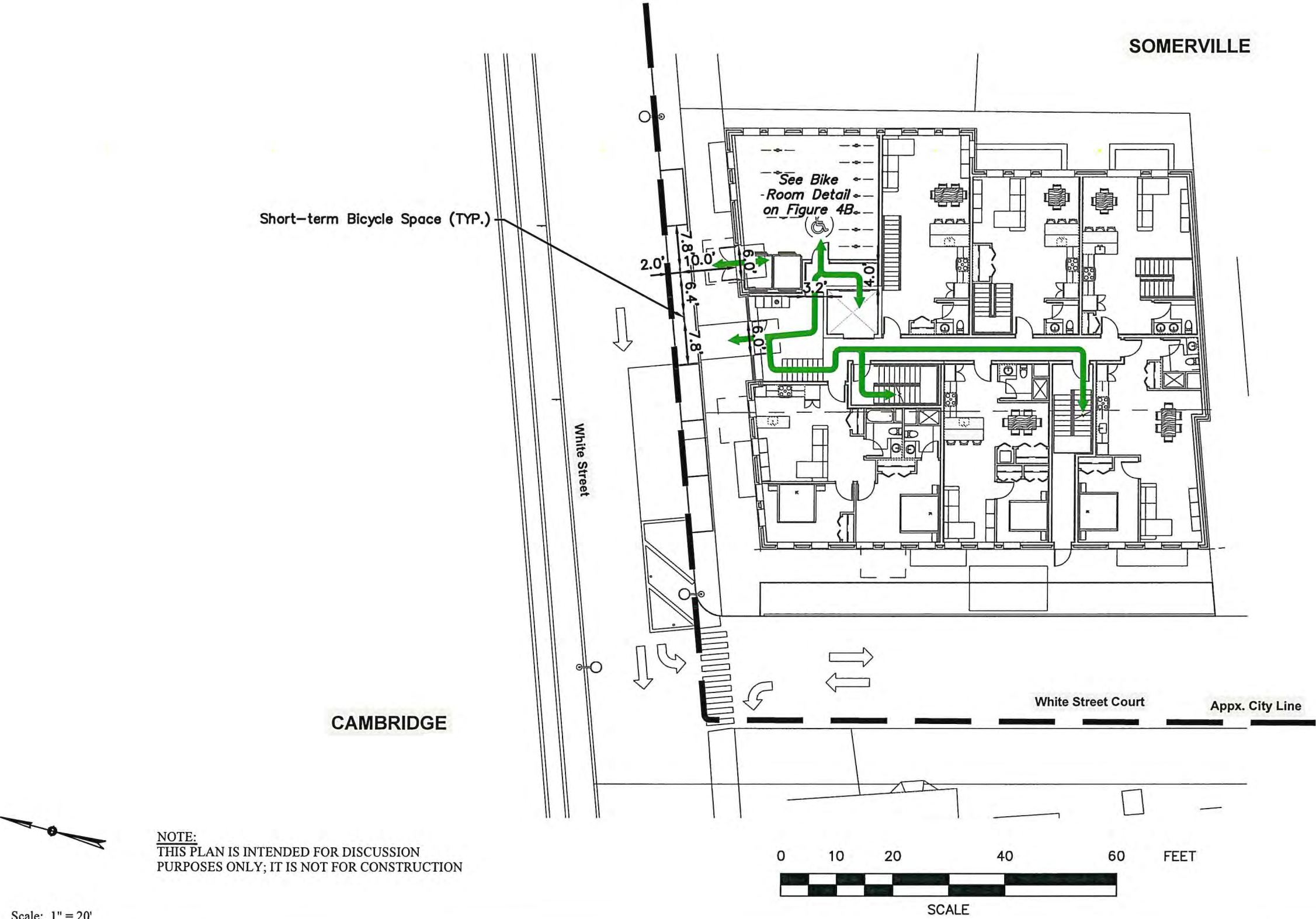
MDM appreciates the opportunity to provide the above responses to the City of Somerville and looks forward to continue to collaborating during the public review process. If you have any questions or concerns, please feel free to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Michaud', with a large, stylized loop at the end.

Robert J. Michaud, P.E.
Managing Principal

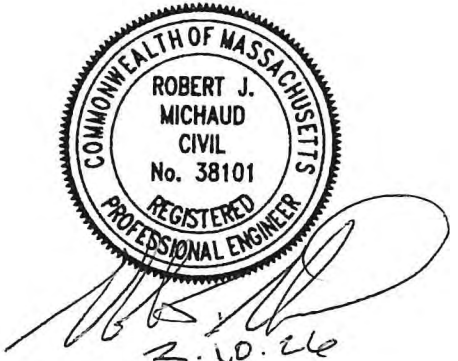
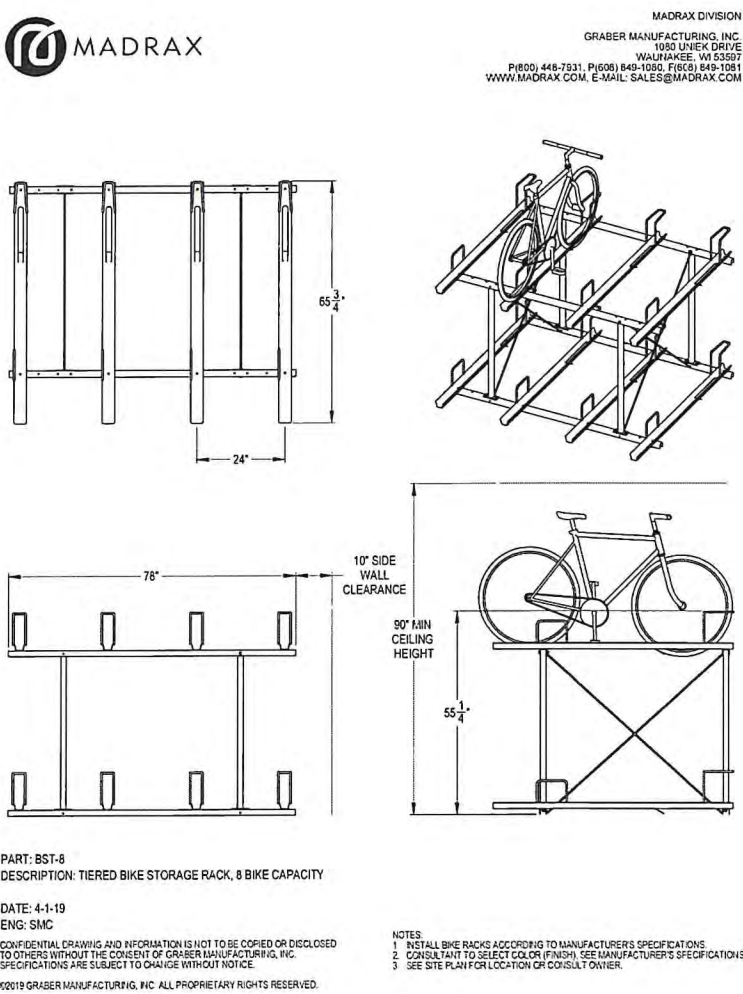
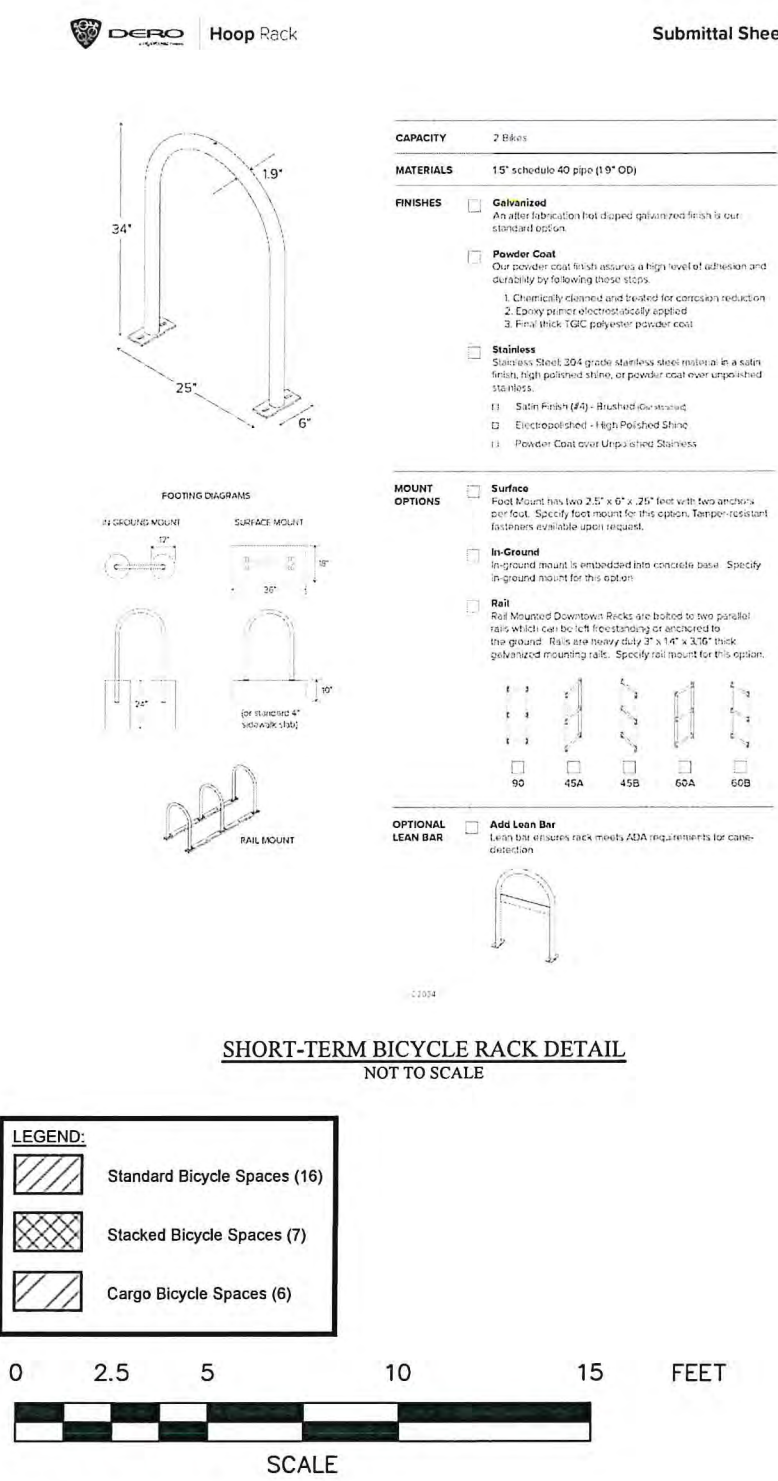
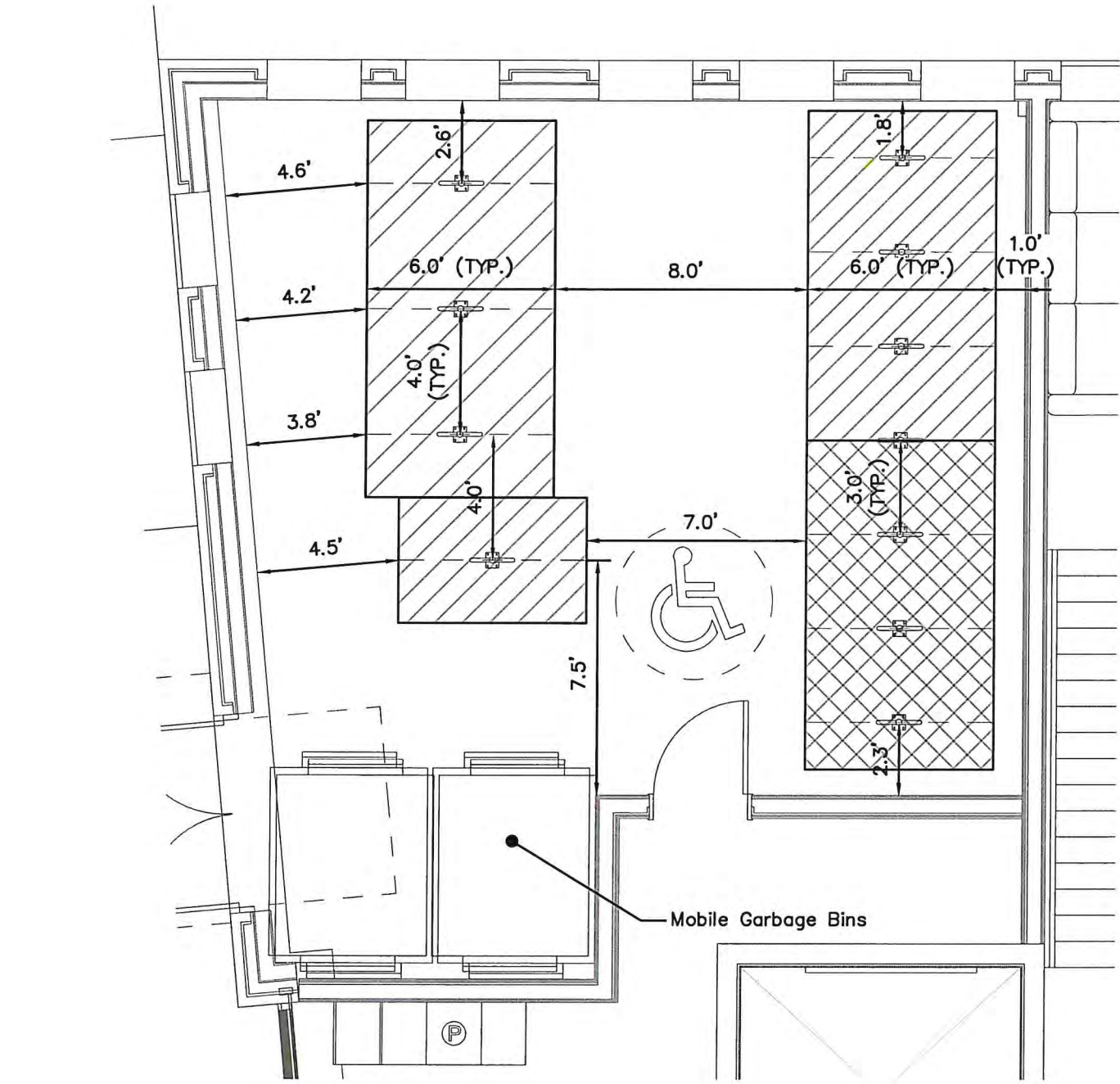
MDM



Source: Balance Architects

Figure 4A

Bicycle Parking Plan



Scale: As Noted

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Figure 4B
Bicycle Parking Details