

***The Harvest Club***

***255 Elm Street***

**Somerville, Massachusetts**

# Transportation Access Plan

**Prepared For:**

**The Harvest Club, LLC**



**Prepared by:**

**Design Consultants, Inc.**

**January 2021**

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## APPENDICES

*ILLUSTRATIVE SITE PLAN*  
*TRANSPORTATION ELEMENTS PLAN*  
*PEDESTRIAN ACCESS PLAN*  
*BICYCLE PARKING PLAN*  
*MOTOR VEHICLE MOVEMENT PLAN*

## PROJECT SUMMARY

Design Consultants, Inc. (DCI) has been contracted by the Client, The Harvest Club, LLC, to prepare a Transportation Access Plan (TAP) for the proposed project at 255 Elm Street ("Project") in Somerville. The following background information pertains to the proposed Project.

### Project Name and Street Address:

The Harvest Club  
255 Elm Street  
Somerville, MA 02144

### Project Location including Adjacent Intersections:

The Project site is in the Davis Square neighborhood of Somerville in a predominately retail area. The site is located along Elm Street, approximately 550 feet southwest of Davis Square Station on the MBTA Red Line. Elm Street is accessed by motor vehicle via Highland Avenue, College Avenue, and Day Street. The closest major intersections to the Project site are:

- Elm Street at Highland Avenue/College Avenue/Holland Street/Day Street (Signalized)
- Elm Street at Chester Street (Unsignalized)
- Elm Street at Bowers Avenue and Grove Street (Unsignalized)

### Project Plans Included:

1. Illustrative Site Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Bicycle Parking Plan
5. Motor Vehicle Movement Plan

## SITE ACCESS

The Project site is bound by existing roadways and retail spaces. There will be zero (0) on-site parking spaces and vehicle-trips to the site will either use on-street parking, municipal parking lots, or the pick-up/drop-off areas along Elm Street. The loading zone directly in front of the site along Elm Street will be used for all deliveries and loading for the Dispensary. Pedestrian access will be facilitated by existing sidewalks and pedestrian facilities with one (1) access point along Elm Street.

## Site Plans

The Site Plans that accompany this application have been attached to this document for reference. These plans include graphics that highlight the ground level floor plan and planned pedestrian, bicycle, and vehicular accommodations.

## ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan shows the ground level floor plan. As there is no proposed landscape plan for the site, it was not included. The interior ground level floor plan color-differentiates each of the individual spaces, including the retail area, office areas, waiting areas, back of house operations, and staff-only areas. (see Figure C-101 attached in the Appendix).

## TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts multiple elements both on-site and off-site that will be added, removed, or will remain. As part of the Project, the site will redevelop the interior of the existing retail space. The following is a list of elements that will remain, be added, or be removed (see Figure C-102 attached in the Appendix):

### Remain (in grey on plan)

- Building footprint
- All signage along all the surrounding roadways
- All roadway striping along Elm Street – including parking spaces and loading and drop-off/pick-up areas
- All sidewalks along Elm Street and surrounding roadways

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

- All interior site elements
- Short-term bicycle parking area

### Removed (in red on plan)

- All existing interior site elements

## PEDESTRIAN ACCESS PLAN

As part of the Project, there will be one (1) point of access to the first floor Dispensary. The point of access will be along the existing site frontage, accessed via the existing sidewalk. Sidewalk widths along Elm Street that connect to the Project site are noted. A plan depicting the building entrance location and pedestrian paths is provided (see Figure C-103 attached in the Appendix).

## BICYCLE PARKING PLAN

Short-term bicycle parking is proposed in front of the site. According to the Somerville Zoning Ordinance, Cannabis Retail Sales locations in a Commercial Core 4 (CC4) District require one (1) short-term bicycle parking spaces per 2,500 square feet of space and one (1) long-term bicycle parking space per 10,000 square feet. The proposed Project will be approximately 4,800 square feet in size, requiring 1.92 short-term bicycle parking spaces and 0.48 long-term parking spaces. The Project will provide approximately eight (8) short-term bicycle parking spaces. The location and number of proposed short-term bicycle parking spaces are shown (see Figure C-104 attached in the Appendix).

## MOTOR VEHICLE PARKING PLAN

The Motor Vehicle Parking Plan would show the proposed parking that a project would have on-site. As this Project is proposing zero (0) parking spaces on-site, this plan is not applicable to this Project.

## MOTOR VEHICLE MOVEMENT PLAN

Vehicle tracking diagrams have been provided to demonstrate the ability of delivery vehicles to navigate into and out of the loading area in front of the site along Elm Street. As there are no on-site parking areas, the loading zone along Elm Street will be used for loading/delivery activities, as well as rideshare pick-up/drop-off activities. Vehicle movements include the following (see Figure C-105 attached in the Appendix):

- Access to the loading zone along Elm Street in front of the site (Delivery Vehicle)
- Egress from the loading zone along Elm Street in front of the site (Delivery Vehicle)

As shown in the plans, vehicles will be able to access the drop-off/pick-up area along Elm Street without overrunning curb, the existing bicycle parking area, or impeding traffic flow along the roadway. The vehicle template shows a “Passenger Vehicle”, which is the approximate size of a 15-passenger van (19’ in length, 7’ in width), the maximum size of a delivery vehicle.

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# *APPENDICES*

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**ILLUSTRATIVE SITE PLAN  
TRANSPORTATION ELEMENTS PLAN  
PEDESTRIAN ACCESS PLAN  
BICYCLE PARKING PLAN  
MOTOR VEHICLE MOVEMENT PLAN**

## *ILLUSTRATIVE SITE PLAN*

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LEGEND

RED = RETAIL SPACE

MAGENTA = ART DISPLAY

BLUE = COMMUNITY EDUCATION CENTER

CYAN = OVERFLOW WAITING AREA

ORANGE = STAFF ONLY AREAS

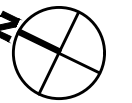
GREEN = BACK OF HOUSE OPERATIONS

LIGHT GRAY = BUILDING MAINTENANCE AREAS

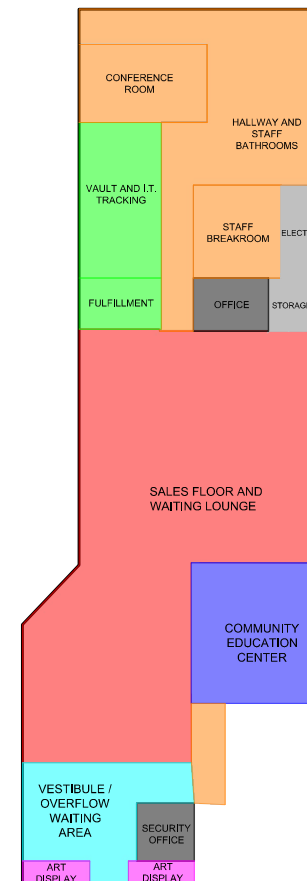
DARK GRAY = OFFICE AREAS

NOTES

1. FIRST FLOOR PLAN DEVELOPED BY LINCOLN ARCHITECTS, LLC AND PROVIDED TO DESIGN CONSULTANTS ON OCTOBER 23, 2020.



FOR CITY OF SOMERVILLE USE



ELM STREET



SCALE: 1" = 20'

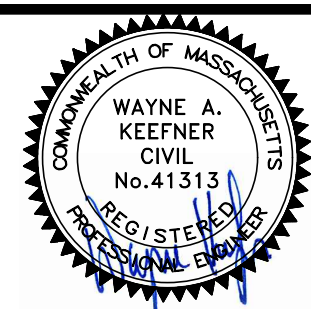


DEVELOPER:  
THE HARVEST CLUB, LLC.  
153 MAIN STREET, SUITE 222  
NORTH READING, MA 01864

SITE NAME AND ADDRESS  
THE HARVEST CLUB  
255 ELM STREET  
SOMERVILLE, MA

Illustrative Site Plan

Figure C-101



DR BY: SGS

CHK BY: SGS

DCI PROJ NO: 2019-048

DATE: JANUARY 2021

SCALE: 1" = 20'

PROJECT TEAM

SITE NAME/ADDRESS

SHEET NAME

SHEET #

## *TRANSPORTATION ELEMENTS PLAN*

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LEGEND

RED = EXISTING ELEMENTS TO BE REMOVED

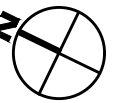
BLUE = PROPOSED ELEMENTS

GRAY = EXISTING ELEMENTS TO REMAIN

BLACK = PROPOSED SITE ELEMENTS

NOTES

1. ALL INTERIOR ELEMENTS ON SITE TO BE REMOVED
2. ALL ON-STREET SIGNAGE AND STRIPING SHALL REMAIN.
3. ALL PEDESTRIAN FACILITIES SHALL REMAIN.



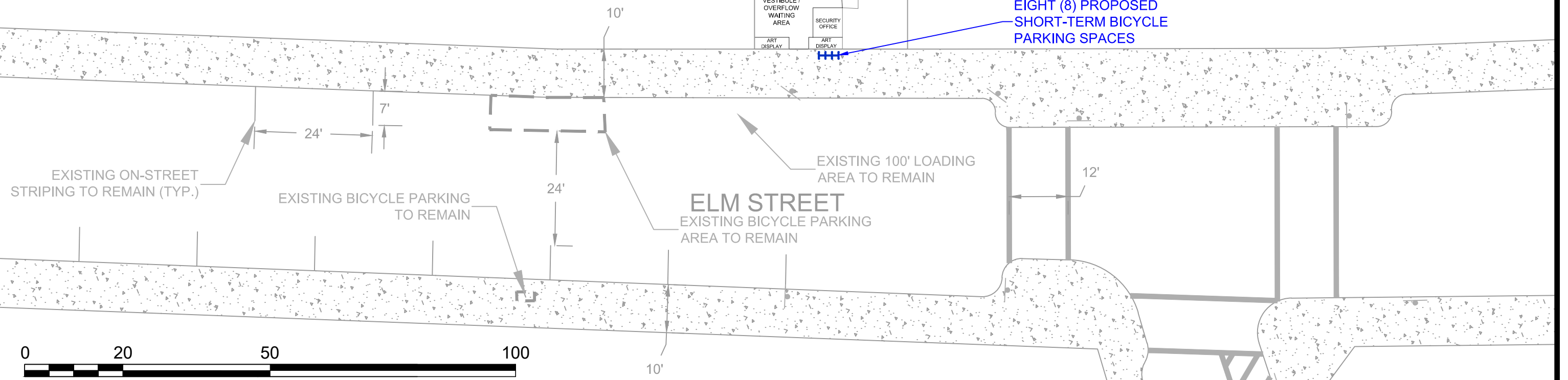
FOR CITY OF SOMERVILLE USE

ALL EXISTING ON-SITE  
ELEMENTS TO BE REMOVED

ALL INTERIOR ELEMENTS  
ARE PROPOSED

RETAIL SPACE FOOTPRINT  
TO REMAIN

EIGHT (8) PROPOSED  
SHORT-TERM BICYCLE  
PARKING SPACES



SCALE: 1" = 20'

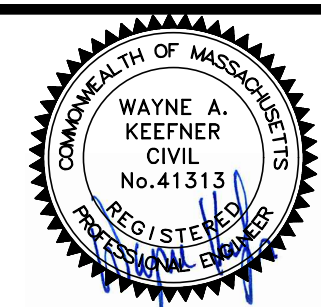


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SITE NAME AND ADDRESS  
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255 ELM STREET  
SOMERVILLE, MA

Transportation  
Elements Plan

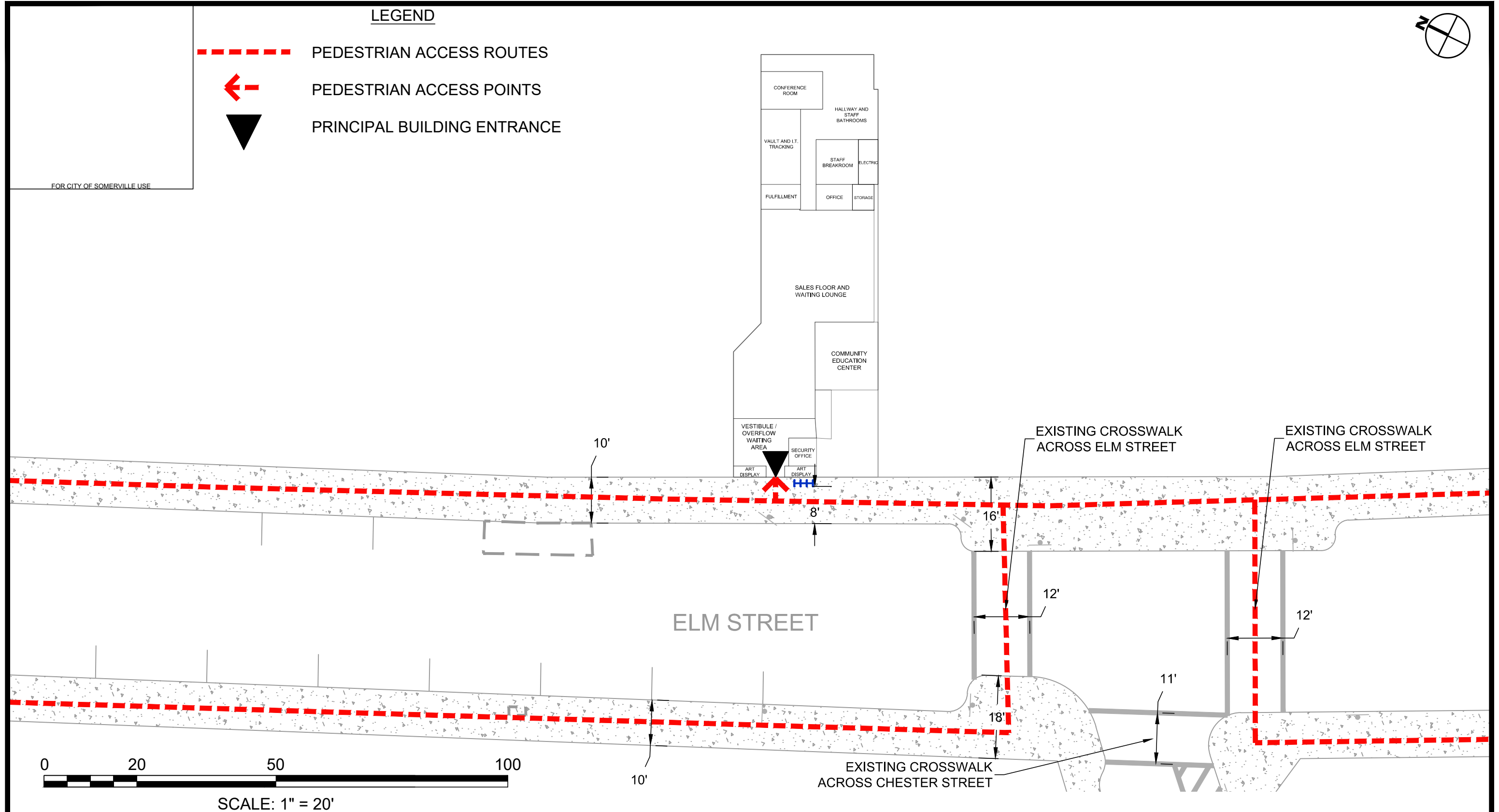
Figure C-102

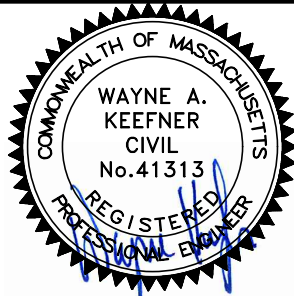


DR BY: SGS  
CHK BY: SGS  
DCI PROJ NO: 2019-048  
DATE: JANUARY 2021  
SCALE: 1" = 20'

## *PEDESTRIAN ACCESS PLAN*

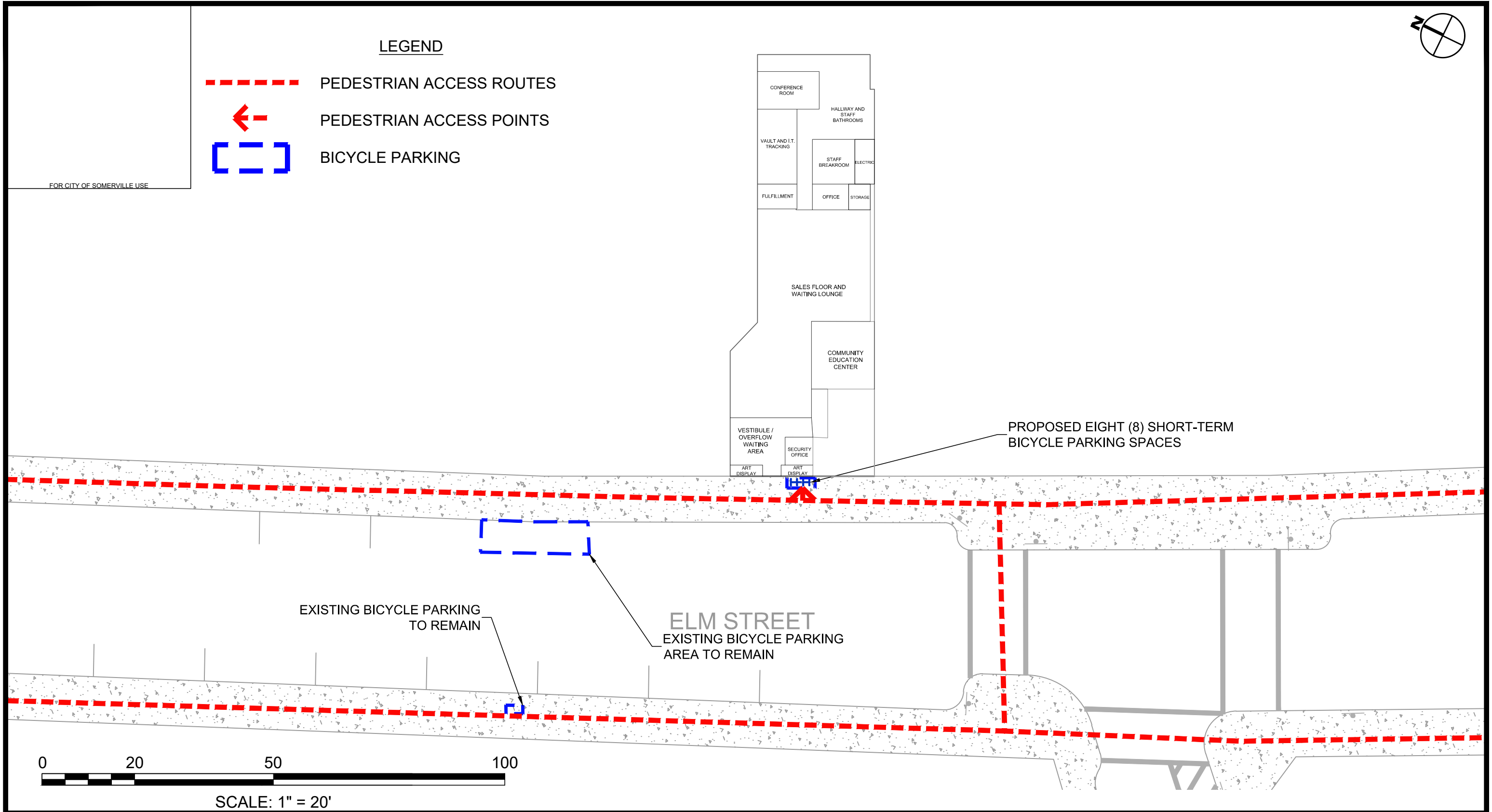
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<div><div>DCi</div><div>Design Consultants Inc. Somerville - South Shore www.dci-ma.com</div></div>	<div>DEVELOPER: THE HARVEST CLUB, LLC. 153 MAIN STREET, SUITE 222 NORTH READING, MA 01864</div>	<div>SITE NAME AND ADDRESS THE HARVEST CLUB 255 ELM STREET SOMERVILLE, MA</div>	<div>Pedestrian Access Plan</div>	<div>Figure C-103</div>	<div></div>	<div>DR BY: SGS</div> <div>CHK BY: SGS</div> <div>DCI PROJ NO: 2019-048</div> <div>DATE: JANUARY 2021</div> <div>SCALE: 1" = 20'</div>
PROJECT TEAM		SITE NAME/ADDRESS	SHEET NAME	SHEET #		

## *BICYCLE PARKING PLAN*

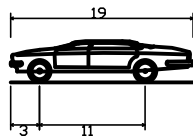
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## *MOTOR VEHICLE MOVEMENT PLAN*

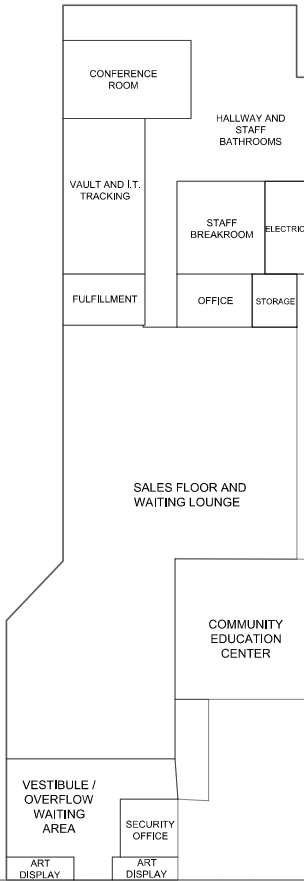
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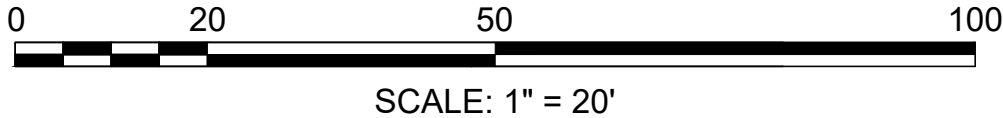
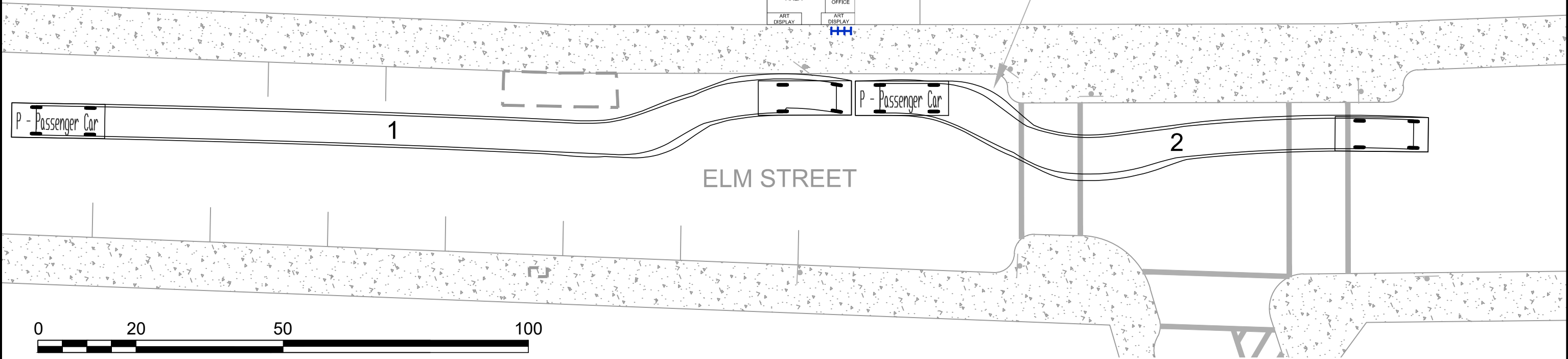
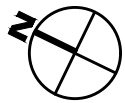
P - Passenger Car  
Overall Length 19.000ft  
Overall Width 7.000ft  
Overall Body Height 4.300ft  
Min Body Ground Clearance 1.115ft  
Track Width 6.000ft  
Lock-to-lock time 4.00s  
Max Steering Angle (Virtual) 31.60°

FOR CITY OF SOMERVILLE USE



NOTES

1. DELIVERY OR RIDESHARE VEHICLE ACCESSING LOADING/DELIVERY AREA
2. DELIVERY OR RIDESHARE VEHICLE DEPARTING LOADING/DELIVERY AREA.

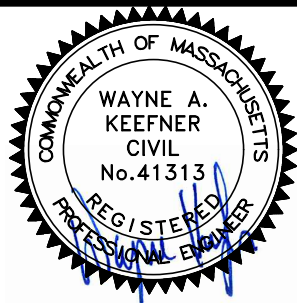


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SOMERVILLE, MA

Motor Vehicle  
Movement Plan

Figure C-105



DR BY: SGS  
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DCI PROJ NO: 2019-048  
DATE: JANUARY 2021  
SCALE: 1" = 20'