

***Thunder Road***  
***379 Somerville Avenue***  
**Somerville, Massachusetts**

Transportation Access Plan



**Prepared For:**  
**379 Somerville Ave, LLC**

**Prepared by:**  
**Design Consultants, Inc.**

January 2021

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- ILLUSTRATIVE SITE PLAN
- TRANSPORTATION ELEMENTS PLAN
- PEDESTRIAN ACCESS PLAN
- BICYCLE PARKING PLAN

## PROJECT SUMMARY

Design Consultants, Inc. (DCI) has been contracted by the Client, 379 Somerville Ave, LLC, to prepare a Transportation Access Plan (TAP) for the proposed redevelopment at 379 Somerville Avenue ("Project") in Somerville. The existing building will be demolished and a new building will be constructed on the site. The following background information pertains to the proposed Project.

### Project Name and Street Address:

*Thunder Road*

379 Somerville Avenue

Somerville, MA 02143

### Project Location including Adjacent Intersections:

The Project site is in the Union Square neighborhood of Somerville in a predominately retail area. The site is located along Somerville Avenue, approximately 0.4 miles northwest of the future Union Square Station on the MBTA Green Line. The site can be accessed by motor vehicle via Somerville Avenue and Bow Street. The closest major intersections to the Project site are:

- Somerville Avenue at Bow Street and Carlton Street (Unsignalized)
- Somerville Avenue at Church Street (Unsignalized)
- Somerville Avenue at Union Square and Bow Street (Signalized)

### Project Plans Included:

1. Illustrative Site Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Bicycle Parking Plan

## SITE ACCESS

The Project site is bound by existing roadways, residential, and retail and commercial spaces. There will be zero (0) on-site parking spaces and vehicle-trips to the site will either use on-street parking or on-street loading zones along Somerville Avenue. Pedestrian access will be facilitated by existing sidewalks and pedestrian facilities with four (4) access points along Somerville Avenue.

## 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 and bicycle accommodations.

## ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan shows the ground level floor plan combined with the proposed landscaping at the rear of the site. The interior ground level floor plan color-differentiates each of the individual spaces, including the commercial area, residential entrances and vestibule, elevators, and staircases. (see Figure C-101 attached in the Appendix).

## TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts elements on-site that will be added, removed, or will remain. 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)

- All signage along all the surrounding roadways
- All roadway striping along Somerville Avenue
- All sidewalks along Somerville Avenue and surrounding roadways

### Proposed (bike elements in blue, interior in black on plan)

- All interior site elements
- Long-term bicycle parking in basement
- Short-term bicycle parking in front of the building

### Removed (in red on plan)

- All existing on-site elements, including existing building

## PEDESTRIAN ACCESS PLAN

As part of the Project, there will be four (4) points of access. Two (2) entrances will provide access to the first floor commercial space and two (2) entrances will provide access to the residential spaces and amenities. The points of access will be along the existing site frontage, accessed via the existing sidewalk. Sidewalk and crosswalk widths along Somerville Avenue that connect to the Project site are noted. A plan depicting the building entrance locations and pedestrian paths is provided (see Figure C-103 attached in the Appendix).

## **BICYCLE PARKING PLAN**

Long-term bicycle parking is proposed in the basement of the site. According to the Somerville Zoning Ordinance, developments in a Mid-Rise 5 (MR5) District require one (1) short-term bicycle parking space per 10 dwelling units and one (1) long-term bicycle parking space per dwelling unit. The proposed residential portion of the Project will be 10 dwelling units, requiring one (1) short-term bicycle parking spaces and 10 long-term parking spaces. The Project will provide one (1) short-term bicycle parking space and 10 long-term bicycle parking spaces.

Currently the use of the commercial space is still being determined. According to the Somerville Zoning Ordinance, commercial spaces in an MR5 District will require one (1) short-term bicycle parking space per 2,500 square feet of space and 1 long-term bicycle parking space per 5,000-10,000 square feet of space. The proposed commercial space will be approximately 1,170 square feet, requiring 1.17 short-term bicycle parking spaces and 0.12-0.35 long-term bicycle parking spaces. The Proponent will work with the City of Somerville to determine appropriate short-term bicycle parking for the commercial space. The location and number of proposed short-term and long-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**

The Motor Vehicle Movement Plan would show the proposed loading area and the ability for delivery and passenger vehicles to access and egress the delivery/loading areas. There will be no on-site loading zone and all loading and deliveries will take place along Somerville Avenue. As there is no dedicated loading zone in the vicinity of the Project site, the Proponent will work to ensure that there will be no blockage of either the travel lane or bicycle lane. As such, the plan is not applicable to this Project.

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# *APPENDICES*

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ILLUSTRATIVE SITE PLAN  
TRANSPORTATION ELEMENTS PLAN  
PEDESTRIAN ACCESS PLAN  
BICYCLE PARKING PLAN

## *ILLUSTRATIVE SITE PLAN*

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**LEGEND**

RED = COMMERCIAL SPACE

BLUE = RESIDENTIAL ELEVATOR

CYAN = RESIDENTIAL ENTRANCE AND VESTIBULE

ORANGE = RESIDENTIAL STAIRS

GREEN = PROPOSED LANDSCAPED AREA

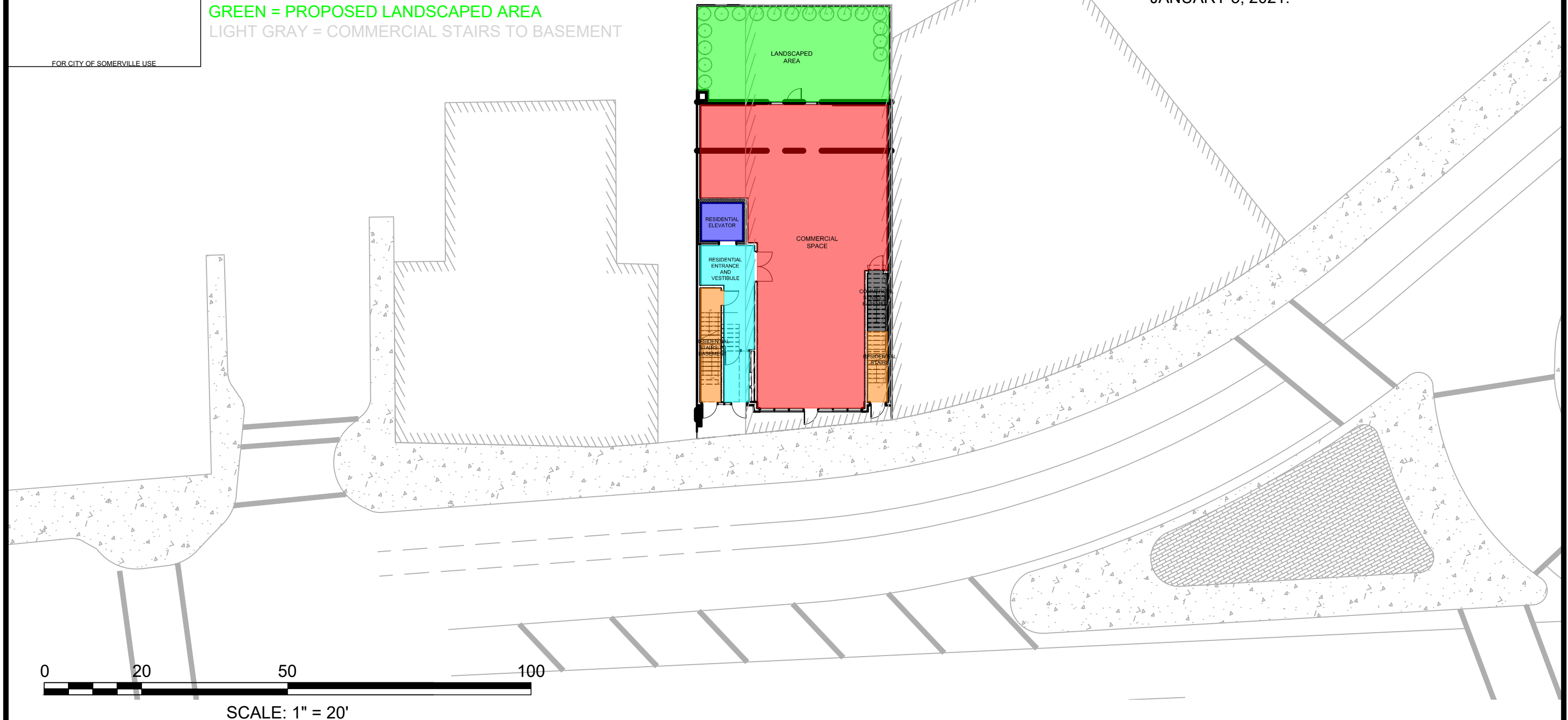
LIGHT GRAY = COMMERCIAL STAIRS TO BASEMENT

**NOTES**

1. FIRST FLOOR PLAN AND LANDSCAPED AREA  
DEVELOPED BY KHALSA DESIGN, LLC AND  
PROVIDED TO DESIGN CONSULTANTS ON  
JANUARY 5, 2021.



FOR CITY OF SOMERVILLE USE

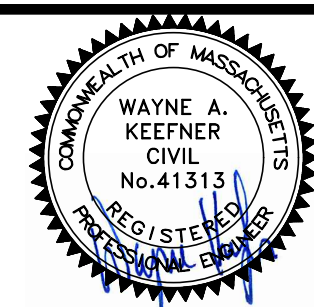


DEVELOPER:  
379 SOMERVILLE AVE, LLC.  
P.O. BOX 610312  
NEWTON, MA 02461

SITE NAME AND ADDRESS  
**THUNDER ROAD**  
379 SOMERVILLE AVENUE  
SOMERVILLE, MA

Illustrative Site Plan

Figure C-101



DR BY: SGS

CHK BY: SGS

DCI PROJ NO: 2020-017

DATE: JANUARY 2021

SCALE: 1" = 20'

# *TRANSPORTATION ELEMENTS PLAN*

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## LEGEND

RED = EXISTING ELEMENTS TO BE REMOVED

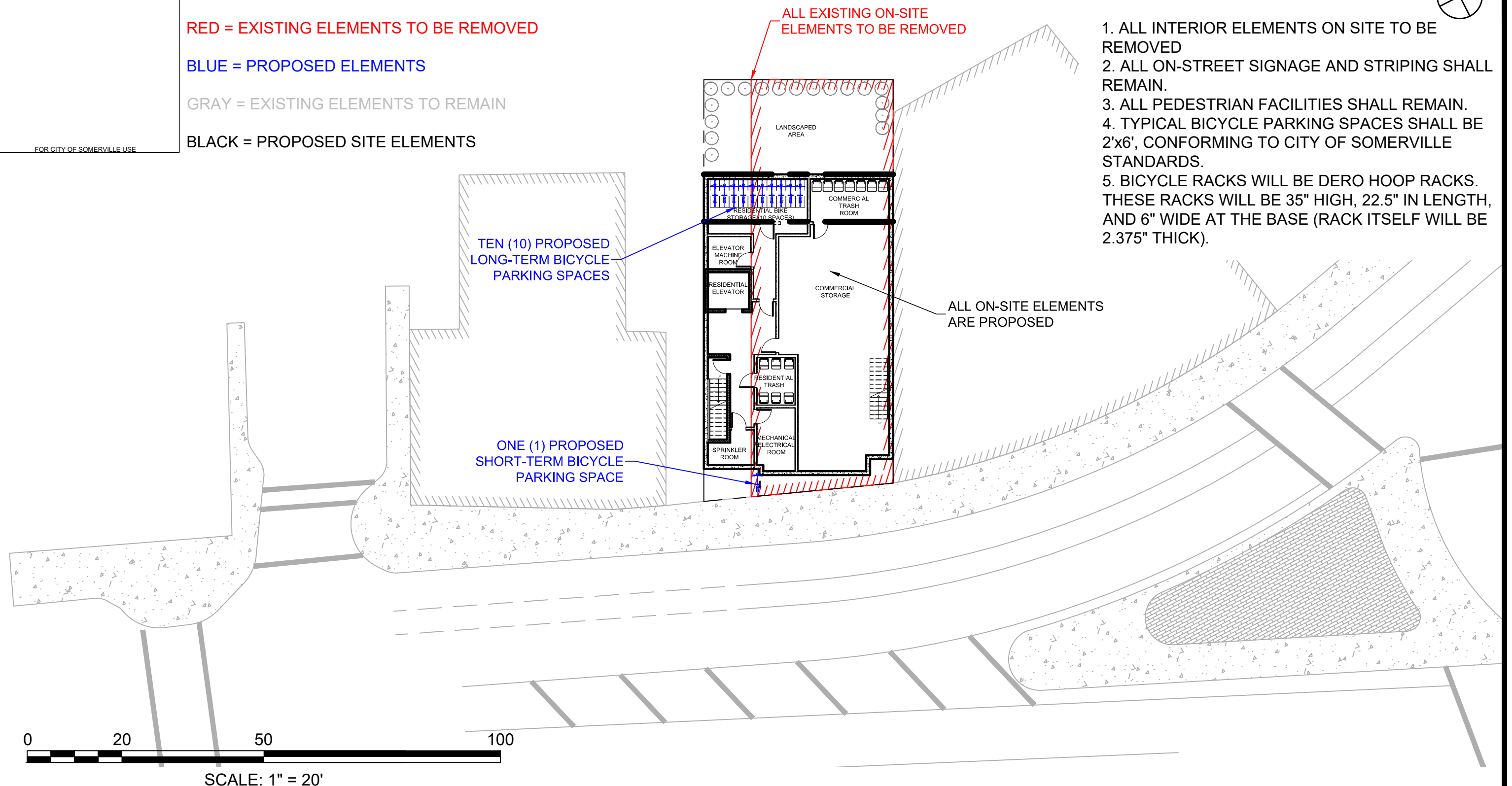
BLUE = PROPOSED ELEMENTS

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.
4. TYPICAL BICYCLE PARKING SPACES SHALL BE 2'x6', CONFORMING TO CITY OF SOMERVILLE STANDARDS.
5. BICYCLE RACKS WILL BE DERO HOOP RACKS. THESE RACKS WILL BE 35" HIGH, 22.5" IN LENGTH, AND 6" WIDE AT THE BASE (RACK ITSELF WILL BE 2.375" THICK).

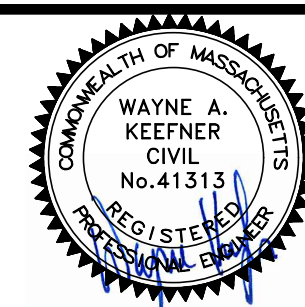


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SITE NAME AND ADDRESS  
**THUNDER ROAD**  
379 SOMERVILLE AVENUE  
SOMERVILLE, MA

Transportation  
Elements Plan

Figure C-102



DR BY: SGS

CHK BY: SGS

DCI PROJ NO: 2020-017

DATE: JANUARY 2021

SCALE: 1" = 20'

PROJECT TEAM

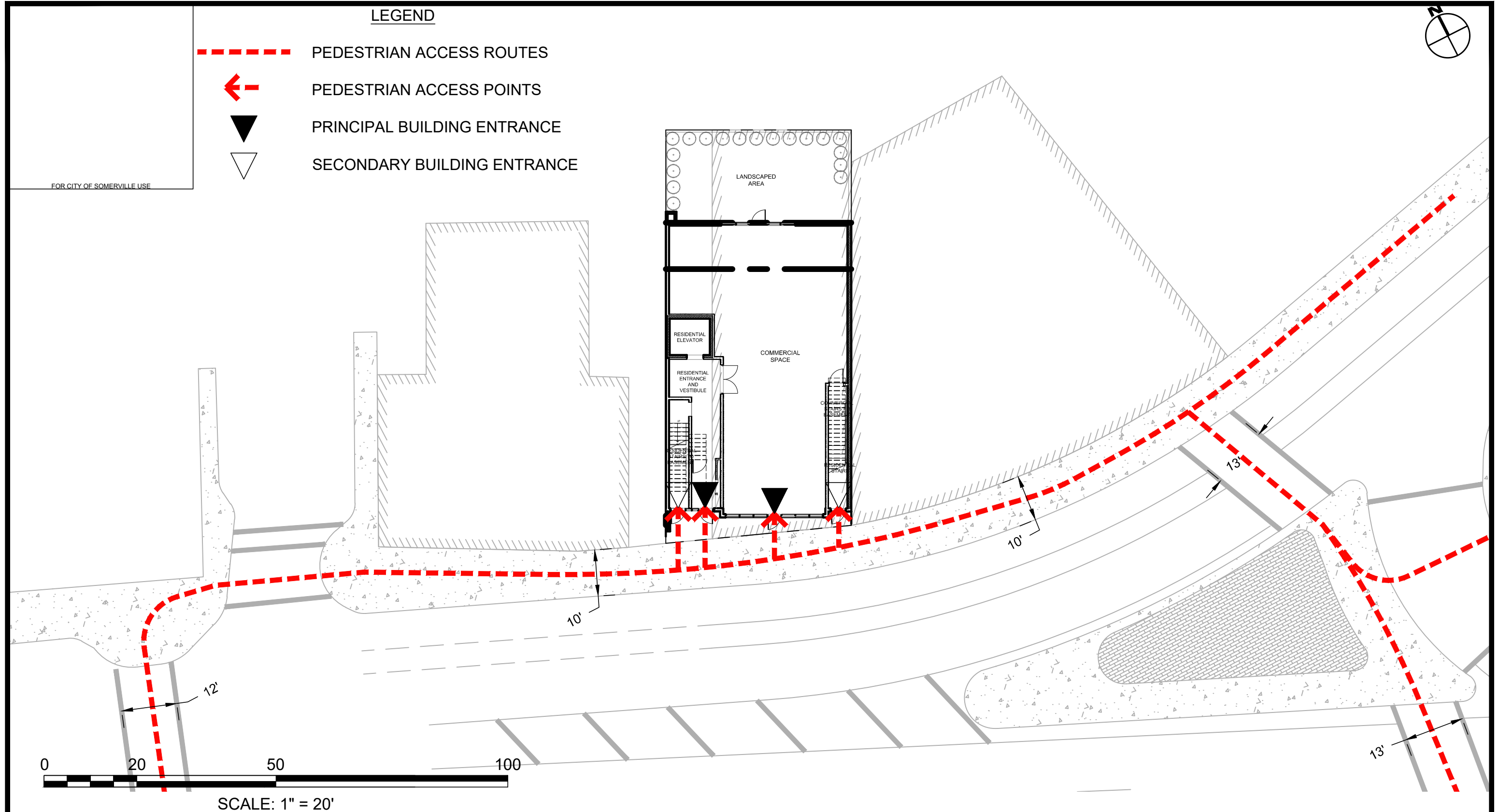
SITE NAME/ADDRESS

SHEET NAME

SHEET #

## *PEDESTRIAN ACCESS PLAN*

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SITE NAME AND ADDRESS  
**THUNDER ROAD**  
379 SOMERVILLE AVENUE  
SOMERVILLE, MA

Pedestrian Access Plan Figure C-103



DR BY: SGS

CHK BY: SGS

DCI PROJ NO: 2020-017

DATE: JANUARY 2021

SCALE: 1" = 20'

PROJECT TEAM

SITE NAME/ADDRESS

SHEET NAME

SHEET #

## *BICYCLE PARKING PLAN*

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