East Coast Remedies

76-82 Central Street
Somerville, Massachusetts

Transportation Access Plan



Prepared For:

East Coast Remedies, Corp.

Prepared by:

Design Consultants, Inc.

June 2020

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PROJECT SUMMARY

Design Consultants, Inc. (DCI) has been contracted by the Client, East Coast Remedies, to prepare a Transportation Access Plan (TAP) for the proposed project at 76-82 Central Street ("Project") in Somerville. The following background information pertains to the proposed Project.

Project Name and Street Address:

East Coast Remedies 76-82 Central Street, Somerville, MA 02143

Project Location including Adjacent Intersections:

The Project site is located in the center part of Somerville in a commercial and residential area. The site is bounded by Central Street to the east, Highland Avenue to the north, Gibbens Street to the south and residential and commercial buildings to the west. The closest major intersections to the Project site are:

- Highland Avenue at Central Street (signalized)
- Central Street at Gibbens Street and Oxford Street (unsignalized)
- Central Street at Summer Street (signalized)

Project Plans Included:

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



SITE ACCESS

The Project site is bound by existing roadways, retail spaces, and residential buildings. There will be one point of vehicle entry and one points of vehicle egress from the parking lot that will service the site at 155 Highland Avenue. The Project and the owners of the 155 Highland Avenue parking lot have agreed to allow the Project to use the parking lot for customer vehicle and bicycle parking. Vehicles will be able to access the parking lot via an existing curb cut located along Highland Avenue, which will allow entering traffic only. The existing curb cut along Central Street will allow for exiting traffic only. The 155 Highland Avenue parking lot will provide access to a total of 17 non-allocated parking spaces for the dispensary including, five (5) spaces dedicated to the dispensary as well as a ride share pick-up and drop-off location.

Site Plans

The Site Plans that will be accompanying this application have been prepared by Khalsa Design, Inc. (KDI). There are two plans in the set, A-101 (Dispensary Floor Plans) and R (Street View Rendering). The plan set has been 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 are proposed to remain. As part of this redevelopment, the site will be combine four (4) separate commercial spaces into one (1) commercial space. The following is a list of elements that are proposed to remain, be added, or be removed (see Sheet C-101 attached in the Appendix):

Remain (in grey on plan)

- Building footprint
- All signage along Central Street and Highland Avenue
- Parking space pavement markings in 155 Highland Avenue lot
- Dedicated parking spaces in 155 Highland Avenue lot for Dunkin Donuts and ZipCar
- All sidewalks along Central Street and Highland Avenue

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

- All interior site elements
- Arrow pavement markings in 155 Highland Avenue parking lot
- Rideshare pick-up/drop-off area in 155 Highland Avenue parking lot
- Moveable gates at entrance and exit to 155 Highland Avenue parking lot (to be in an upright position during non-business hours to allow for ZipCar and Dunkin Donuts customers to access the lot at all times)
- Employee and customer bicycle parking areas

Removed (in red on plan)

- All existing interior site elements

PEDESTRIAN ACCESS PLAN

As part of the Project, there will be only one (1) main point of access along Central Street for pedestrians for access and egress. Sidewalk widths along Highland Avenue and Central Street,



which connect to the Project site, are shown. A plan depicting the general building entrance locations is provided (see Sheet C-102 attached in the Appendix).

BICYCLE PARKING PLAN

Short-term bicycle parking is proposed in the 155 Highland Avenue parking lot. According to the Somerville Zoning Ordinance, Cannabis Retail Sales locations in an MR-4 District require one (1) short-term bicycle parking spaces per 2,500 square feet of space. The proposed Project will be approximately 1,900 square feet in size, requiring 0.76 short-term bicycle parking spaces. The Project will provide approximately six (6) short-term bicycle parking spaces. The location and number of proposed short-term bicycle parking spaces are shown (see Sheet C-103 attached in the Appendix).

MOTOR VEHICLE PARKING PLAN

A plan showing the proposed available parking supply, which includes dedicated Dispensary spaces, ride share pick-up/drop-off zone, Zipcar parking spaces, is provided and attached to this document. There will be 27 at-grade parking spaces, including five (5) Dispensary dedicated angled parking spaces, 12 all-purpose angled parking spaces, five (5) Zipcar angled parking spaces, five (5) Dunkin' Donuts 90-degree parking spaces, and an approximate 50-foot long ride share pick-up and drop-off zone (see Sheet C-104 attached in the Appendix).

MOTOR VEHICLE MOVEMENT PLANS

Vehicle tracking diagrams have been provided to demonstrate the ability of passenger vehicles to navigate into and out of the 155 Highland Avenue parking lot and heavy vehicles to navigate in and out of the loading area. Vehicle movements include the following (see Sheets C-105 and C-106 attached in the Appendix):

- Access to the 155 Highland Avenue parking lot at the curb cut on Highland Avenue and entrance to a designated dispensary parking space (Passenger Vehicle)
- Egress from a designated dispensary parking space and egress from the 155 Highland Avenue parking lot onto Central Street (Passenger Vehicle)
- Access to the 155 Highland Avenue parking lot at the curb cut on Highland Avenue and access to the rideshare drop-off/pick-up area (Passenger Vehicle)
- Egress from the rideshare drop-off/pick-up area and egress from the 155 Highland Avenue parking lot onto Central Street (Passenger Vehicle)
- Entering and exiting the loading area at the lot to the south of the Project site

As shown in the plans, vehicles will be able to access the parking spaces and the drop-off/pick-up area in the 155 Highland Avenue parking lot without overrunning curb or impeding traffic flow along Highland Avenue or Central Street. Additionally, delivery vehicles will be able to access the loading area in the parking lot to the south of the site without overrunning curb or impeding traffic flow along Central Street or Gibbens Street. Although the template shows "Passenger" on the delivery vehicle, the template is the approximate size of a 15-passenger van (19' in length, 7' in width), which will be the maximum size of a delivery vehicle.



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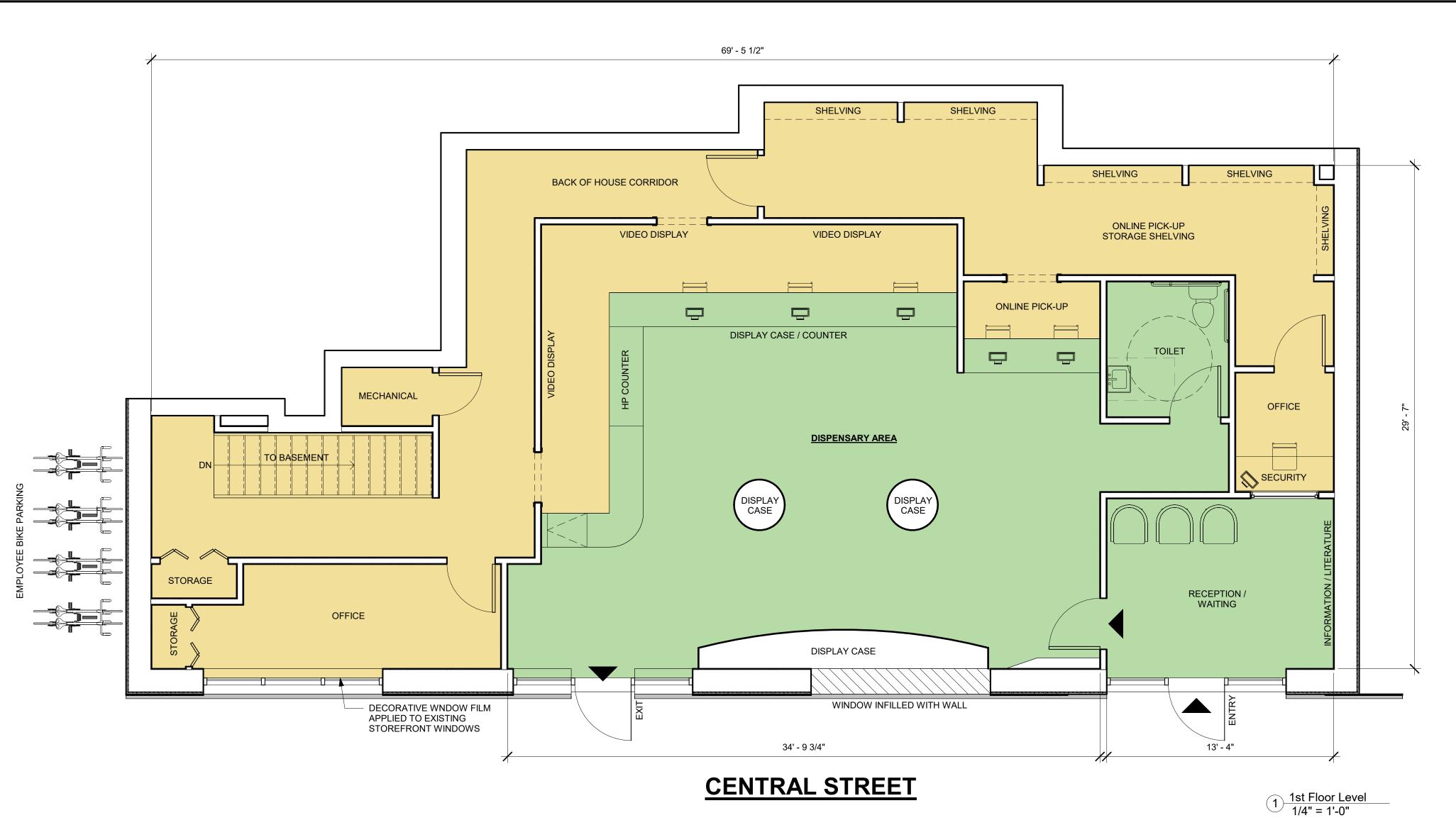
APPENDICES

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SITE PLANS





REAR PARKING

COMMON HALL

BOILER ROOM

17' - 10 1/2"

DN EXISTING STAIR TO LOADING AREA

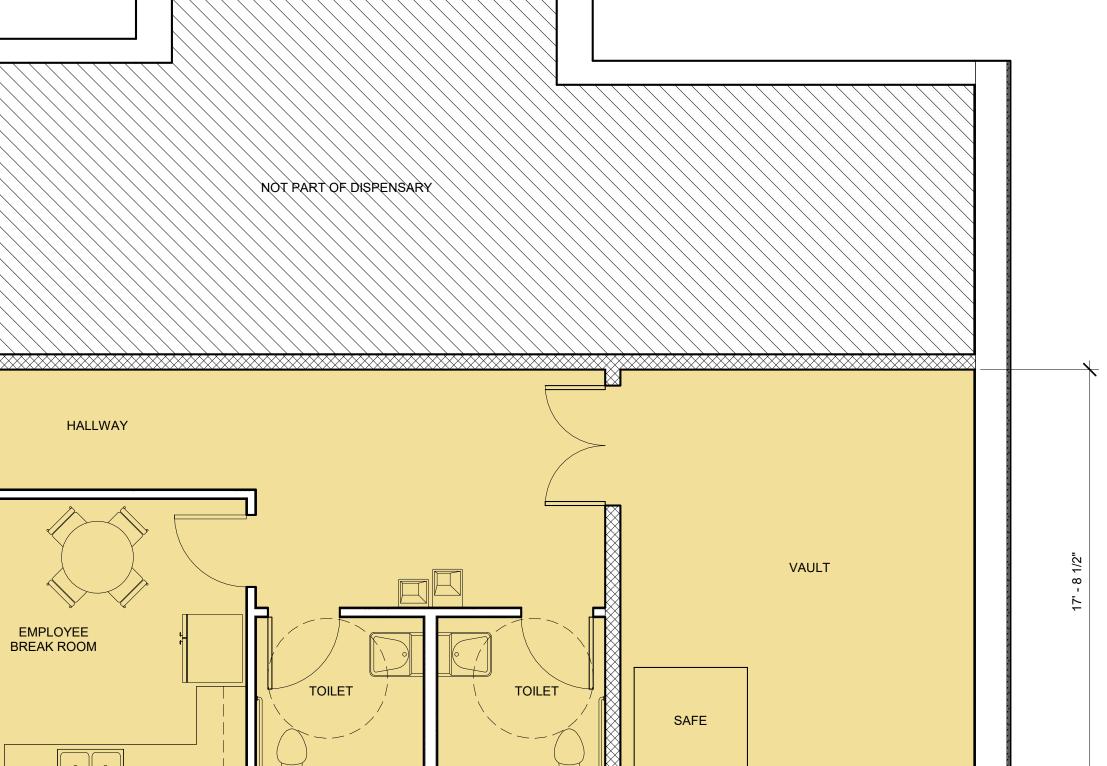
STORAGE ROOM

4' - 6"

15' - 8 1/2"

7' - 0"

CENTRAL STREET



7' - 0"

2 Basement Level 1/4" = 1'-0"

14' - 9 1/4"

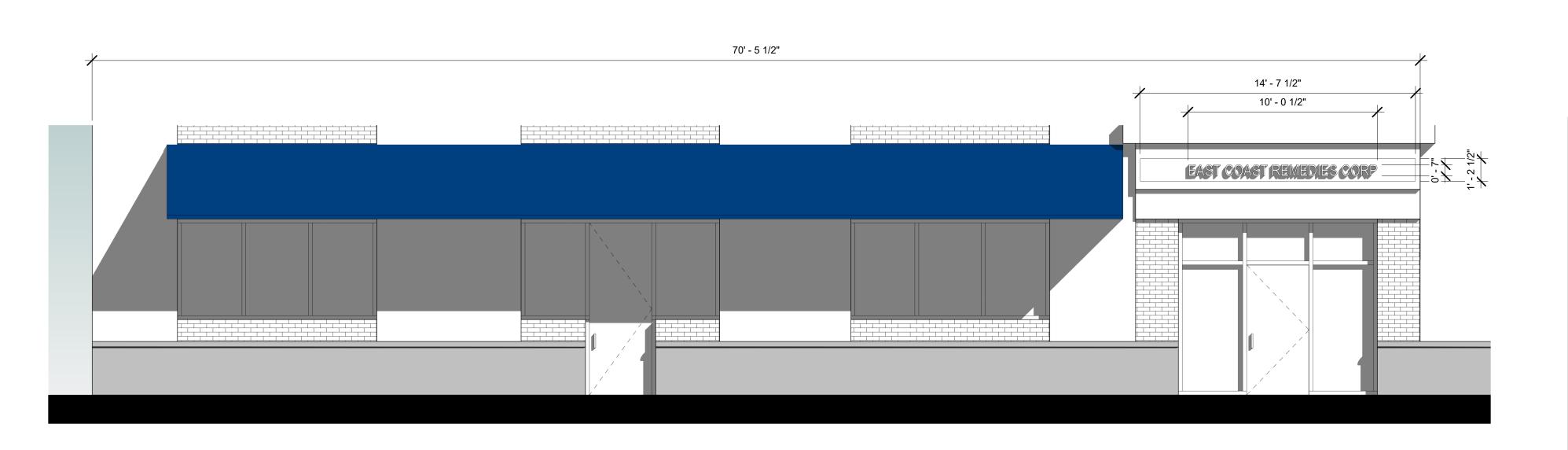
02.05.2020

1/4" = 1'-0"

Date



STREET VIEW PERSPECTIVE



Central Street Elevation
1/4" = 1'-0"

PERMITTED SIZES:	PROVIDED:	
Area (max) 40 SQ FT.	17.4 SQ FT	
Height (min/max) 1ft / 4 ft	+/- 15" TALL	
Width (max) 90% of Facade width	14'-7" (20%)	
LETTERING:		
Width (max) 75% of Sign width	68%	
Height (max) 75% of Sign height	50%	
Projection from Facade (max) 6"	4" projection from Facade	
Raceway Height (max)	N/A	
LOCATION:		
Number of Signs 1 per Tenant	1 Proposed Sign	

PROJECT NAME

East Coast Remedies

PROJECT ADDRESS

76-82 Central Street Somerville, MA

CLIENT

East Coast Remedies

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086 CONSULTANTS:

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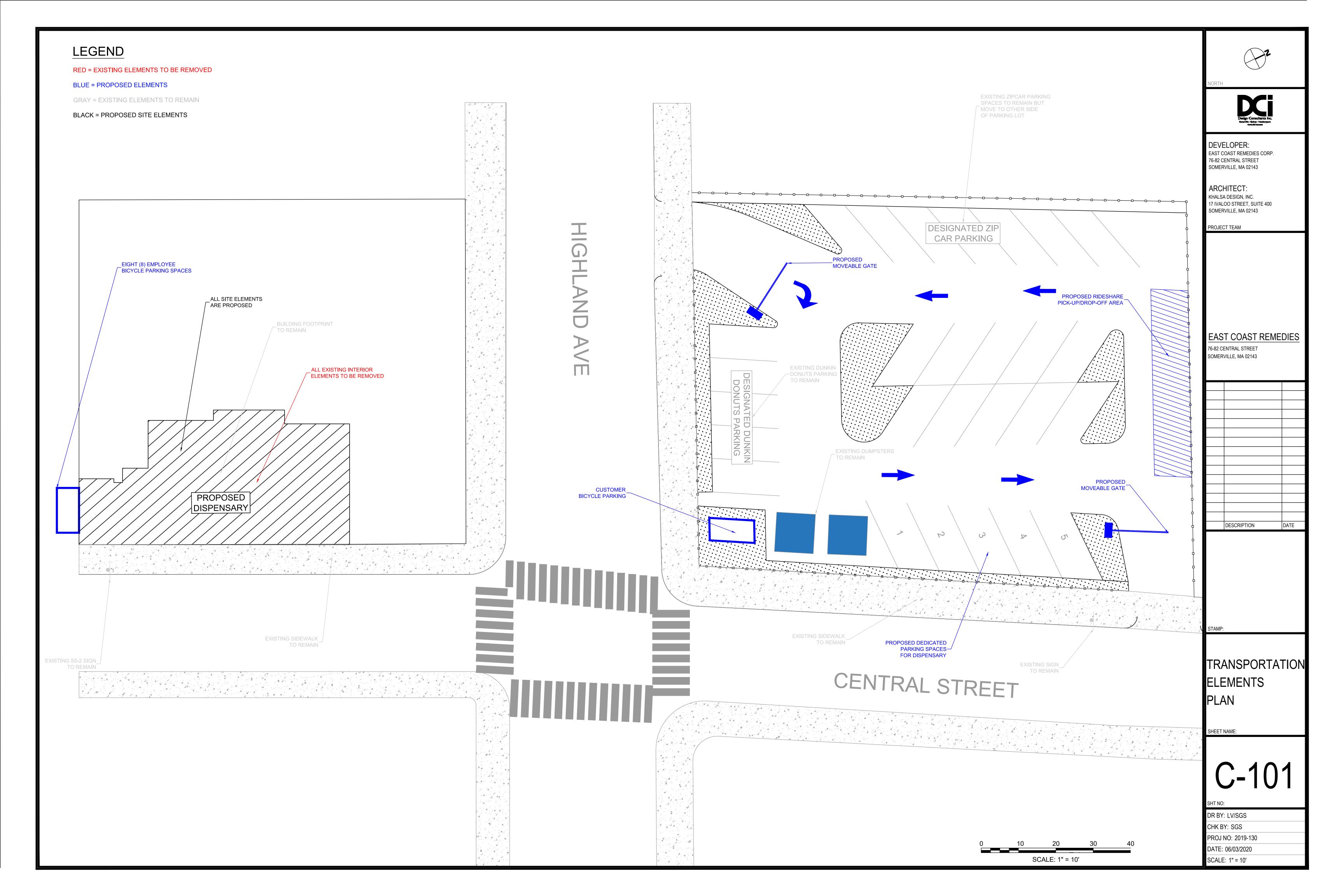
Project	unber		19052		
Date		02.05.2020			
Drawn by	Drawn by		Author		
Checked	Checked by		Checker		
Scale	Scale		1/4" = 1'-0"		
REVISI	ONS				
No.	Description		Date		

Street View	٨
Rendering	1

East Coast Remedies

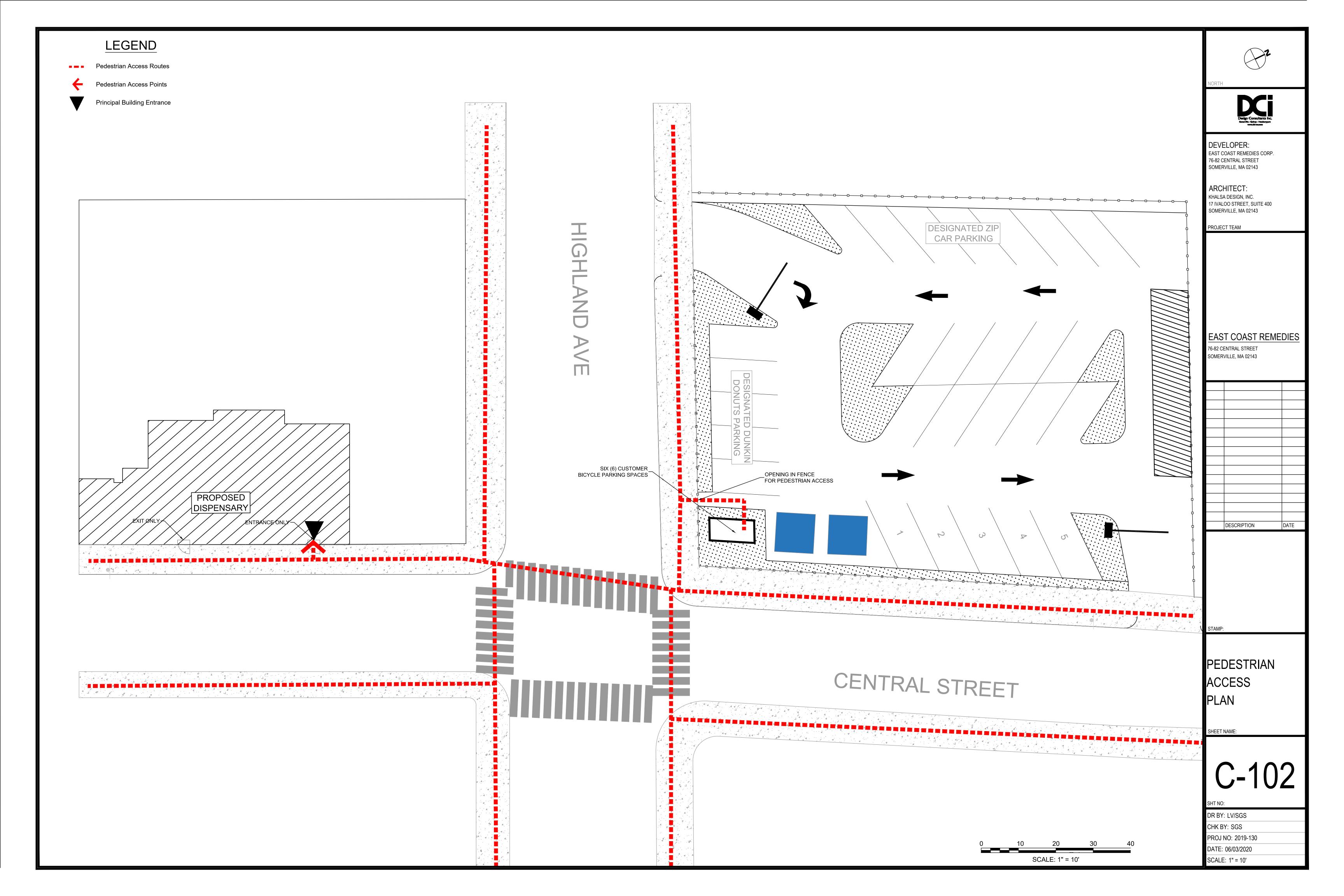
TRANSPORTATION ELEMENTS PLAN





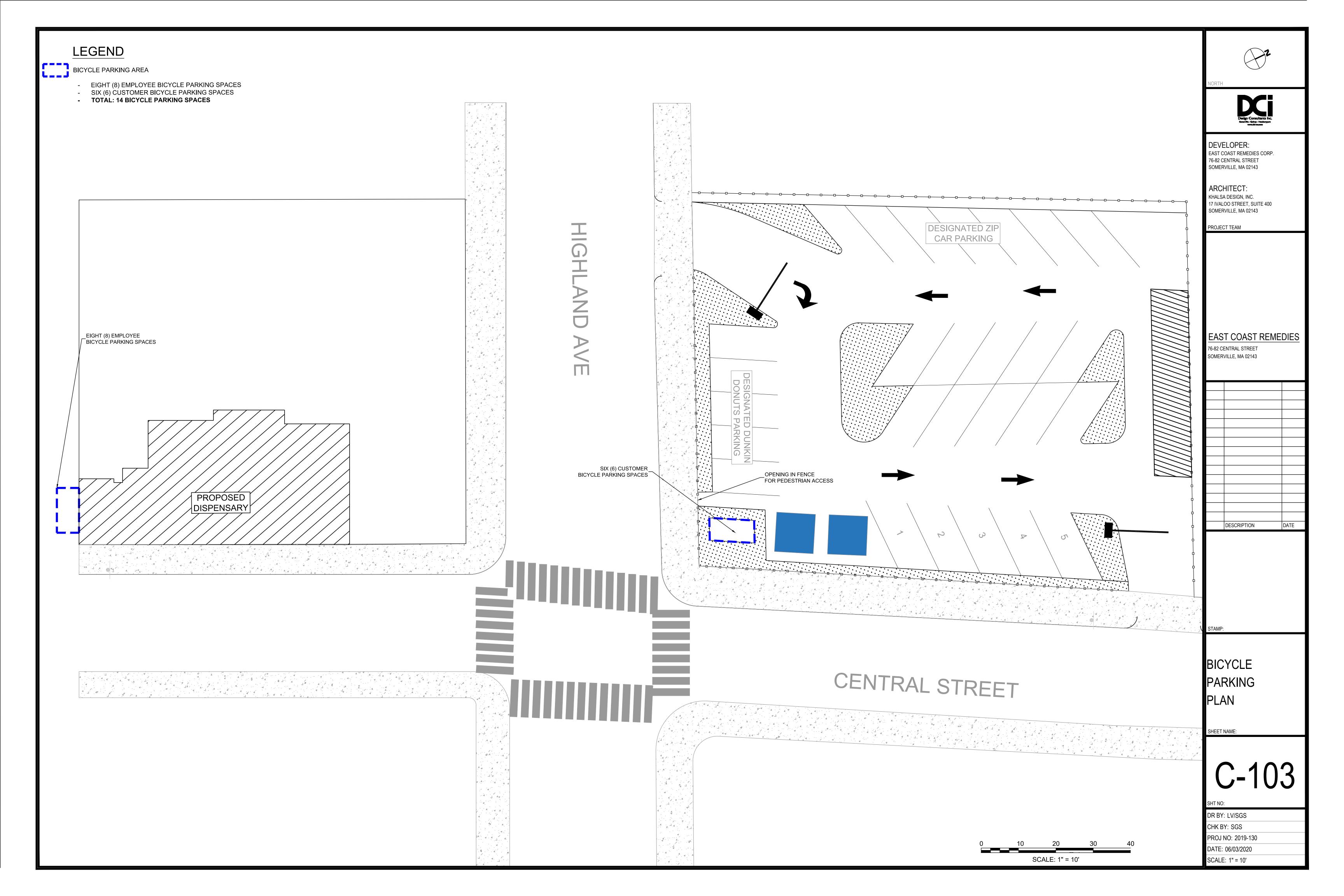
PEDESTRIAN ACCESS PLAN





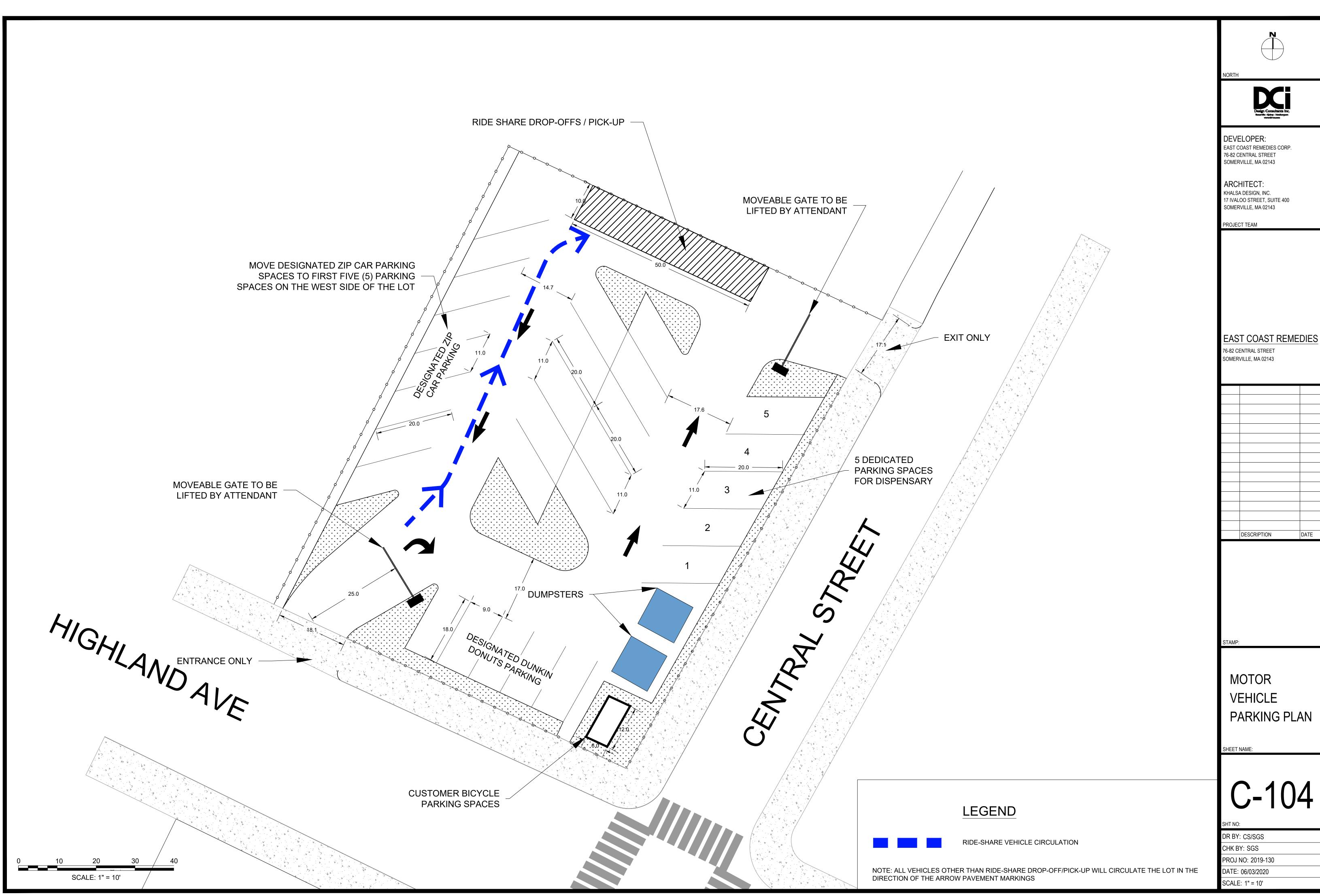
BICYCLE PARKING PLAN





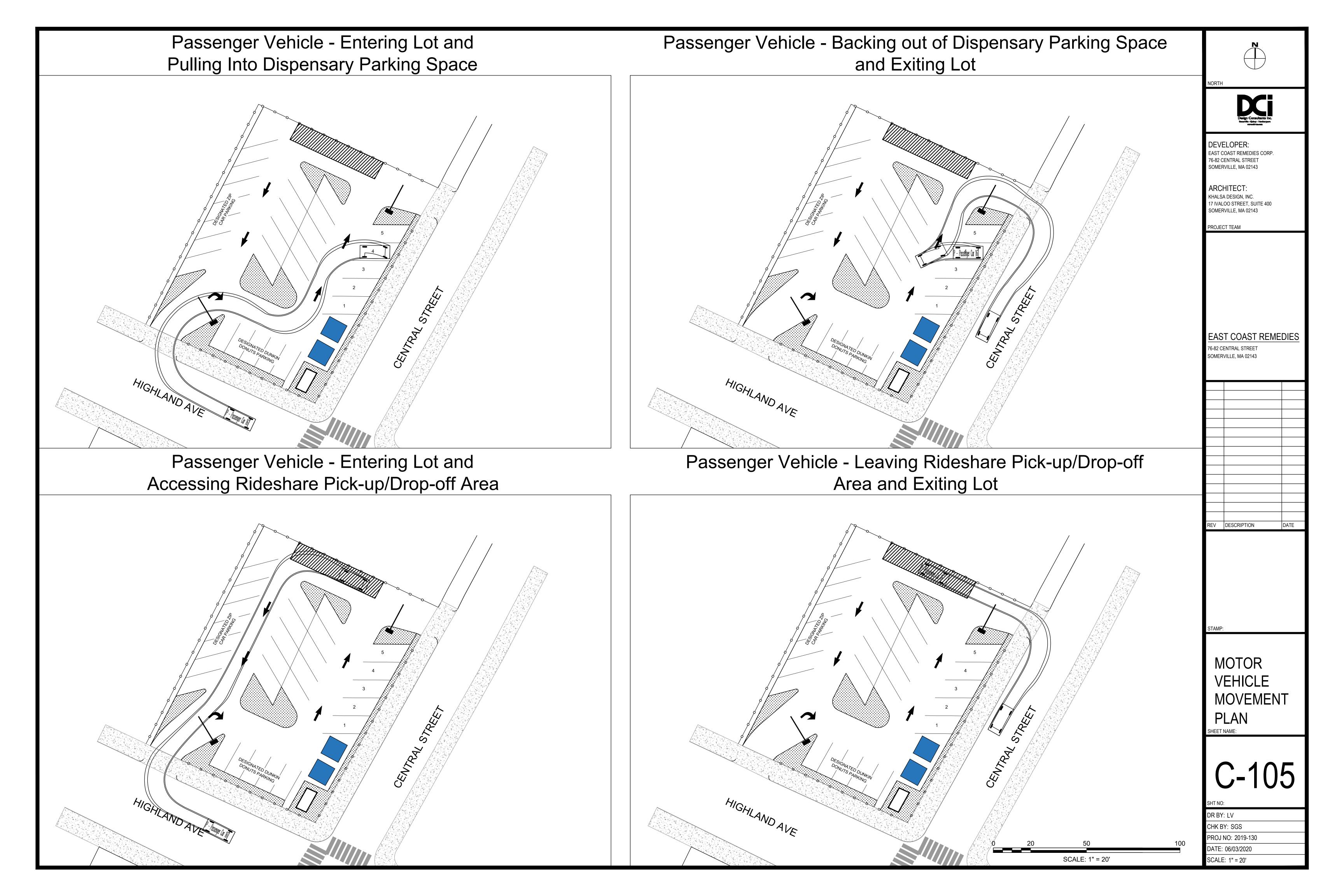
MOTOR VEHICLE PARKING PLAN



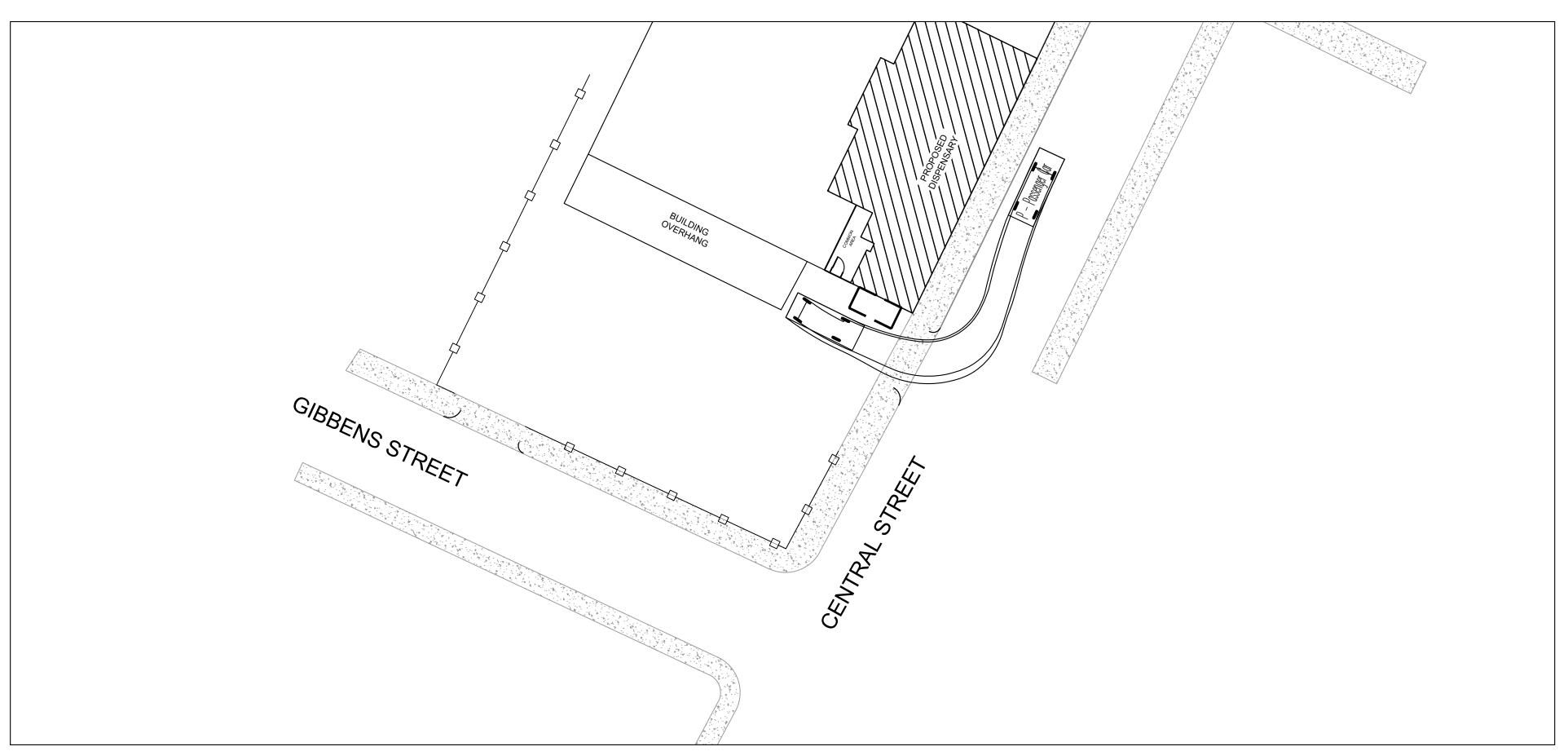


MOTOR VEHICLE MOVEMENT PLANS

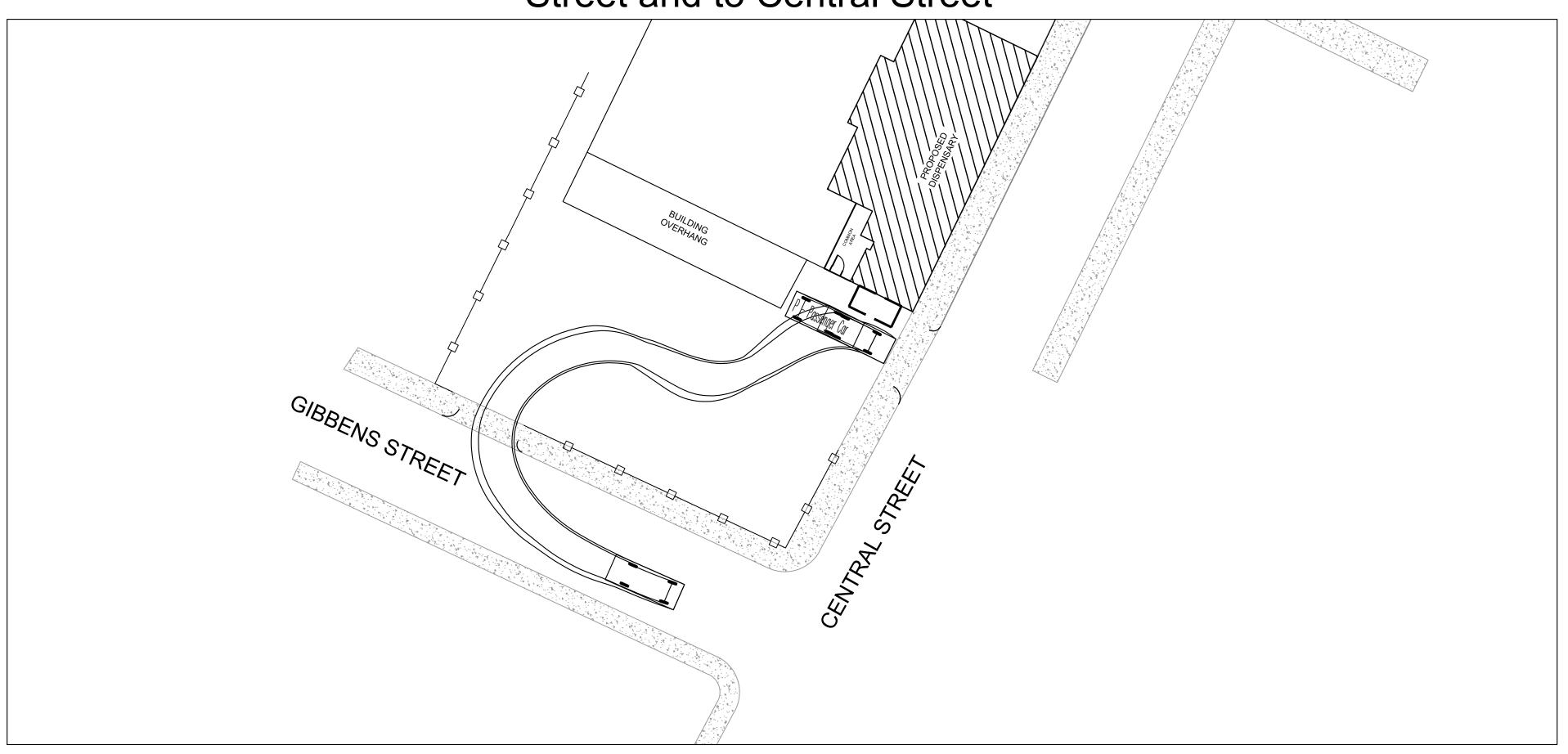


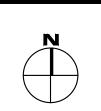


SU Truck - Entering Loading Area from Central Street



SU Truck - Exiting Loading Area onto Gibbens
Street and to Central Street





RTH



DEVELOPER:

EAST COAST REMEDIES CO
76 82 CENTRAL STREET

ARCHITECT:
KHALSA DESIGN, INC.
17 IVALOO STREET, SUITE 40

PROJECT TEAM

EAST COAST REMEDIES

76-82 CENTRAL STREET SOMERVILLE, MA 02143

REV DESCRIPTION DAT

STAME

MOTOR VEHICLE MOVEMENT PLAN

C-106

SHT NO:

DR BY: SGS/LV CHK BY: SGS

PROJ NO: 2019-130
DATE: 06/03/2020

SCALE: 1" = 20'

0 20 50 100 SCALE: 1" = 20'