

SIRA Naturals
240 Elm Street
Somerville, Massachusetts

Transportation Access Plan



Prepared For:
SIRA Naturals, Inc.

Prepared by:
Design Consultants, Inc.

September 2020

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SITE PLAN
TRANSPORTATION ELEMENTS PLAN
PEDESTRIAN ACCESS PLAN
MOTOR VEHICLE MOVEMENT PLAN

PROJECT SUMMARY

Design Consultants, Inc. (DCI) has been contracted by the Client, SIRA Naturals, Inc., to prepare a Transportation Access Plan (TAP) for the proposed project at 240 Elm Street ("Project") in Somerville. The following background information pertains to the proposed Project.

Project Name and Street Address:

SIRA Naturals

240 Elm Street, Somerville, MA 02144

Project Location including Adjacent Intersections:

The Project site is located in the Davis Square part of Somerville in a mostly commercial area. The site is located on the basement level of 240 Elm Street, at the corner of Elm Street and Chester Street. The closest major intersections to the Project site are:

- Elm Street at Chester Street (unsignalized)
- Highland Avenue at College Avenue/Holland Street/Elm Street/Dover Street (signalized)
- Summer Street at Russell Street and Cutter Avenue (signalized)

Project Plans Included:

1. Site Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Motor Vehicle Movement Plan

SITE ACCESS

The Project site is located on the basement level of 240 Elm Street, which is bound by existing roadways and retail spaces. There is no on-site parking and all pick-up/drop-offs will be encouraged to use the loading zone located along Chester Street. There are two (2) separate pedestrian access points: one (1) along Chester Street and one (1) along Elm Street. The Elm Street entrance is the primary access point and the entrance along Chester Street is the secondary/accessible access point. There are existing short-term bicycle parking spaces along Elm Street and customers arriving by bicycle will utilize either of the two access points.

Site Plan

The Site Plan accompanying this application has been prepared by Scott Griffin Architects. The plan shows all interior elements, as well as a queuing plan and pedestrian flow throughout the site. The plan has been attached in the Appendix.

TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts elements that will be added, removed, or are proposed to remain. As part of this Project, the site will utilize the existing site layout and configuration but will change the use of the site and point-of-sale stations. 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 and dispensary footprint
- All interior elements
- All signage along Elm Street and Chester Street
- Parking space pavement markings along Elm Street and Chester Street
- All parking spaces and loading zones along Elm Street and Chester Street
- All sidewalks along Elm Street and Chester Street
- All crosswalks and traffic control devices along Elm Street and Chester Street

Proposed (in blue on plan)

- Employee and customer bicycle parking areas

PEDESTRIAN ACCESS PLAN

As part of the Project, there will be only two (2) points of access – one (1) along Elm Street and one (1) along Chester Street. The access point along Elm Street will be the primary entrance and exit and the access point along Chester Street will be used as the accessible entrance and exit, as well as the loading and delivery access point. Sidewalk widths along Elm Street and Chester 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

Bicycle parking will be proposed in the vicinity of one of the entrances to 240 Elm Street. 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 provide a sufficient amount of bicycle parking to satisfy the requirements set forth in the Somerville Zoning Ordinance.

MOTOR VEHICLE MOVEMENT PLAN

Vehicle tracking diagrams have been provided to show the loading and delivery vehicles along Chester Street. As there are no on-site parking areas, the loading zone along Chester Street will be used for loading/delivery activities, as well as rideshare pick-up/drop-off activities. Vehicle movements include the following (see Sheets C-105 and C-106 attached in the Appendix):

- Delivery vehicles entering and exiting the loading and delivery area along Chester Street
- Rideshare pick-up/drop-off vehicles entering and existing the loading area along Chester Street

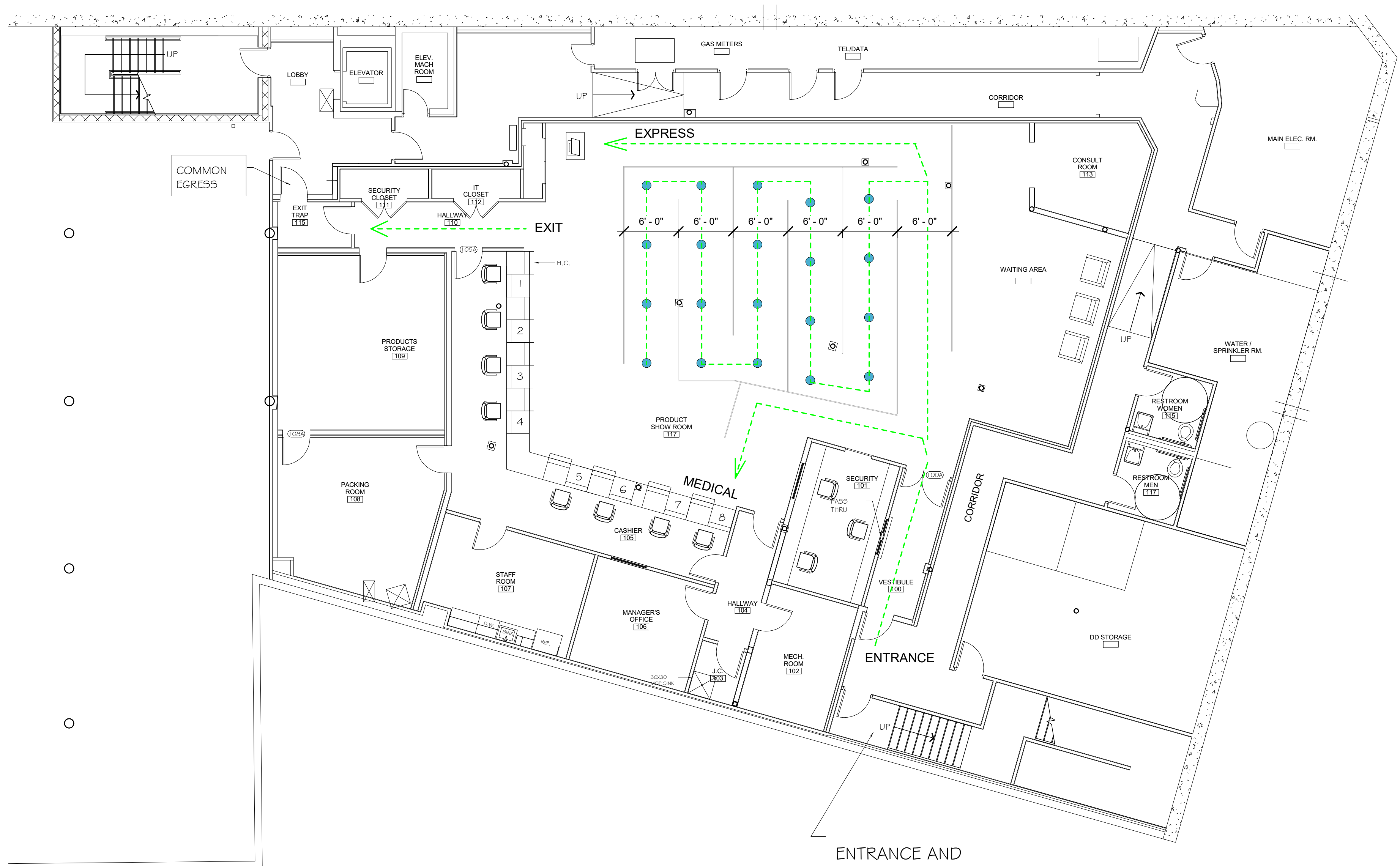
As shown in the plans, vehicles will be able to access the parking spaces and the drop-off/pick-up area along Chester Street without overrunning curb or impeding traffic flow along the roadway. The vehicle template shows a “Passenger Vehicle”, which is the approximate size of a 15-passenger van (19’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

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APPENDICES

**SITE PLAN
TRANSPORTATION ELEMENTS PLAN
PEDESTRIAN ACCESS PLAN
MOTOR VEHICLE MOVEMENT PLAN**

SITE PLAN



○ BASEMENT FLOOR LEVEL
SCALE: 3/16" = 1'-0"

ENTRANCE AND
EXIT FROM ELM ST

SEPTEMBER 10, 2020

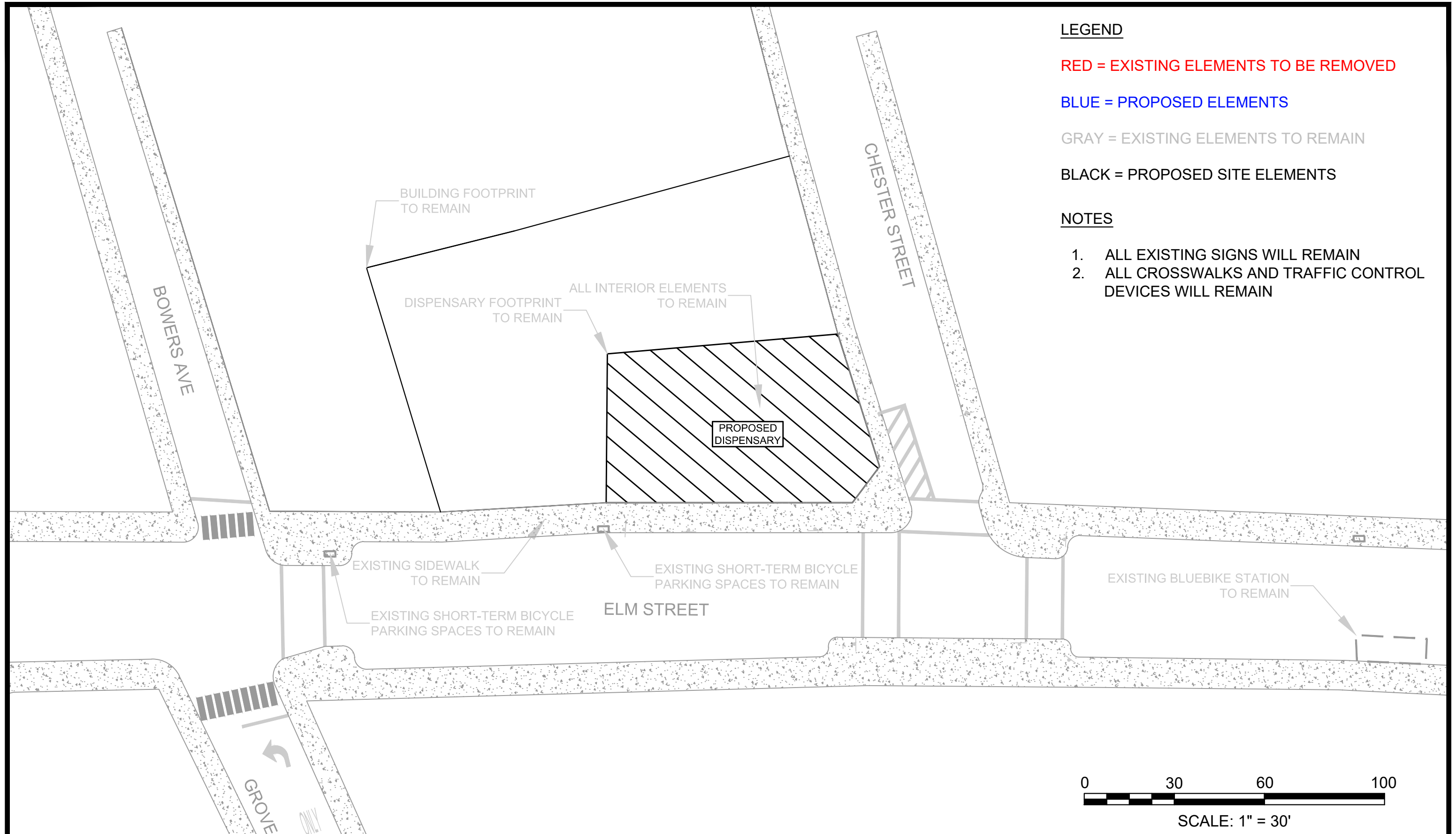


SIRA NATURALS
240 ELM STREET
SOMERVILLE, MA

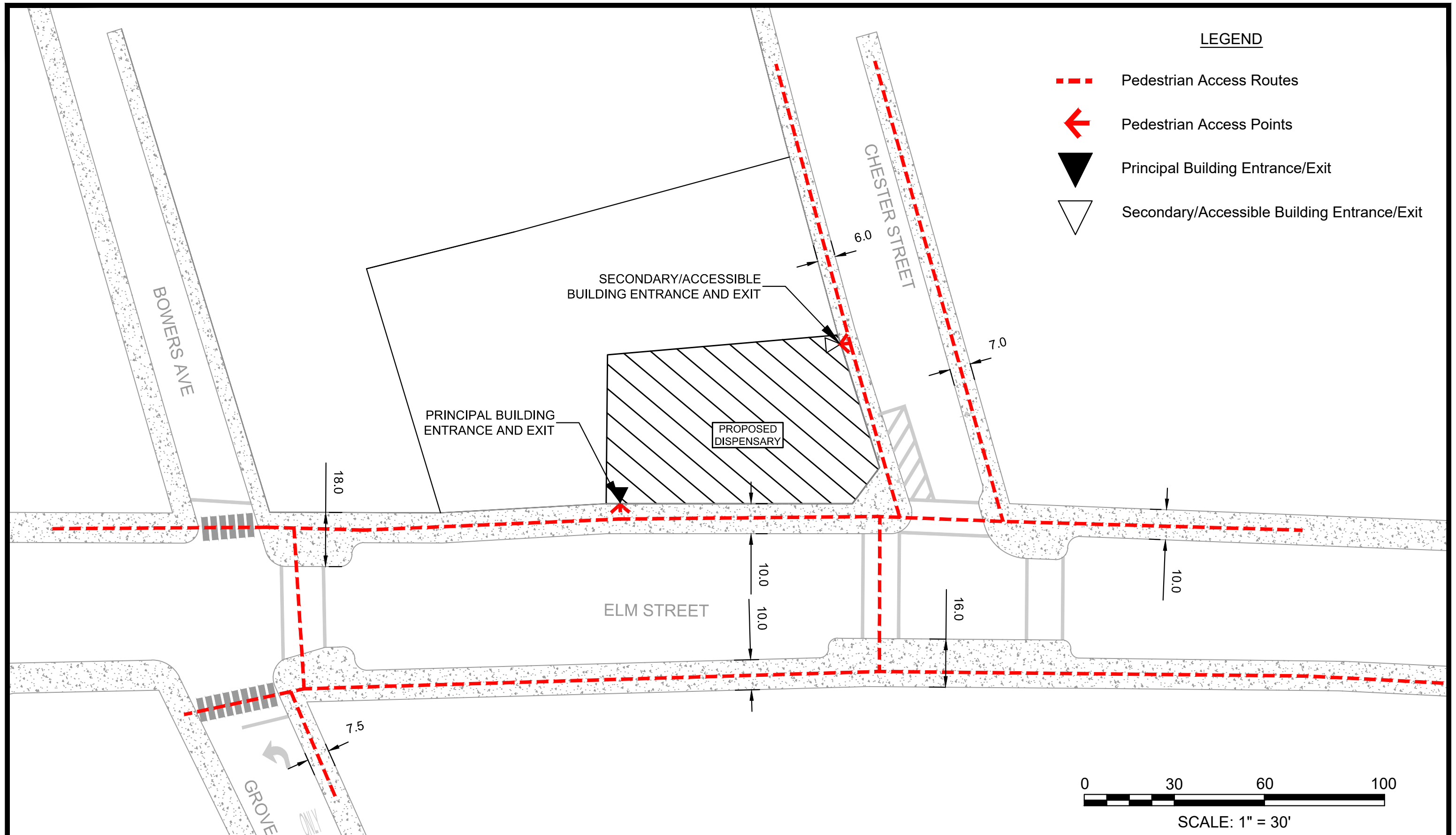


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TRANSPORTATION ELEMENTS PLAN

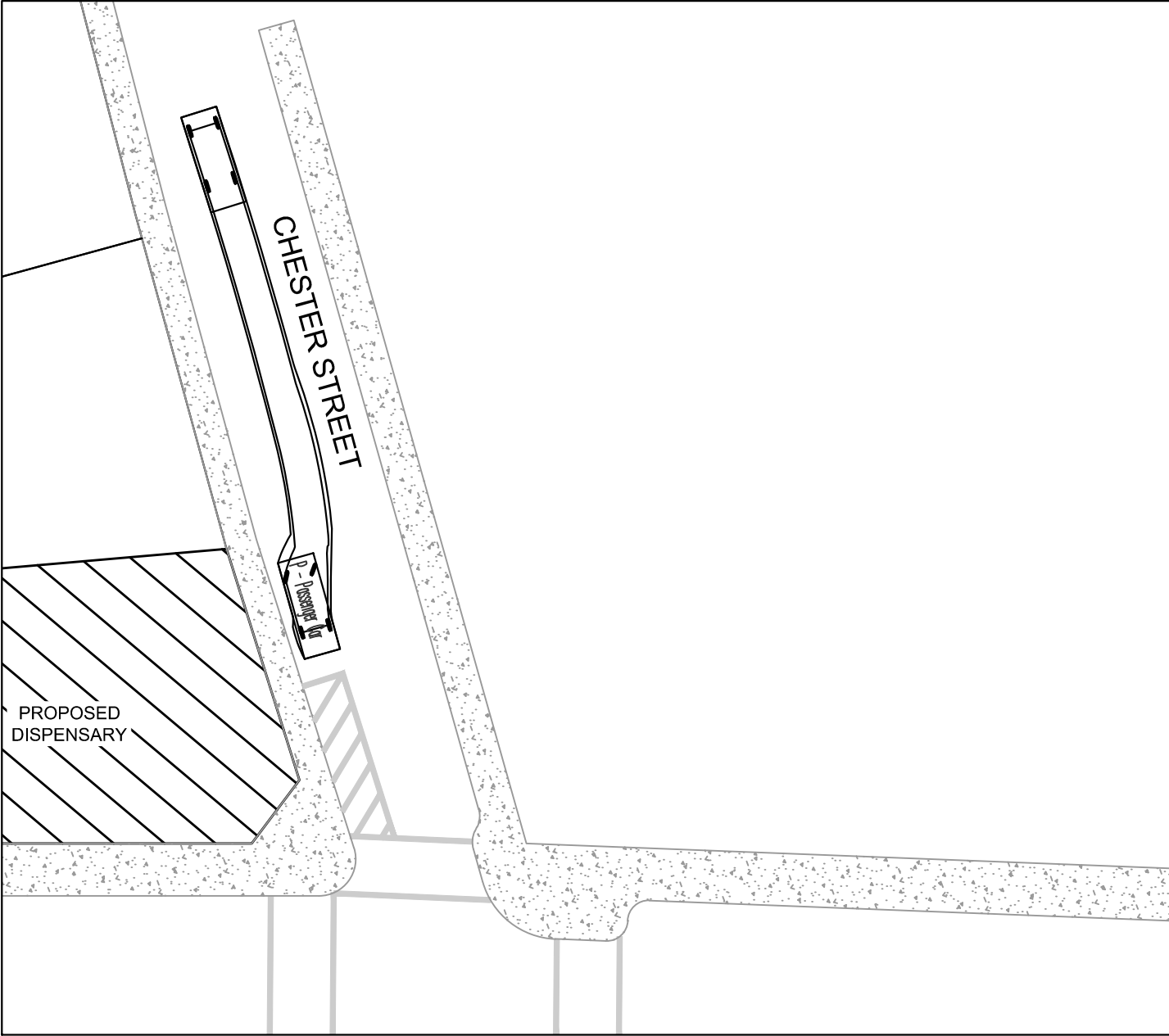


PEDESTRIAN ACCESS PLAN

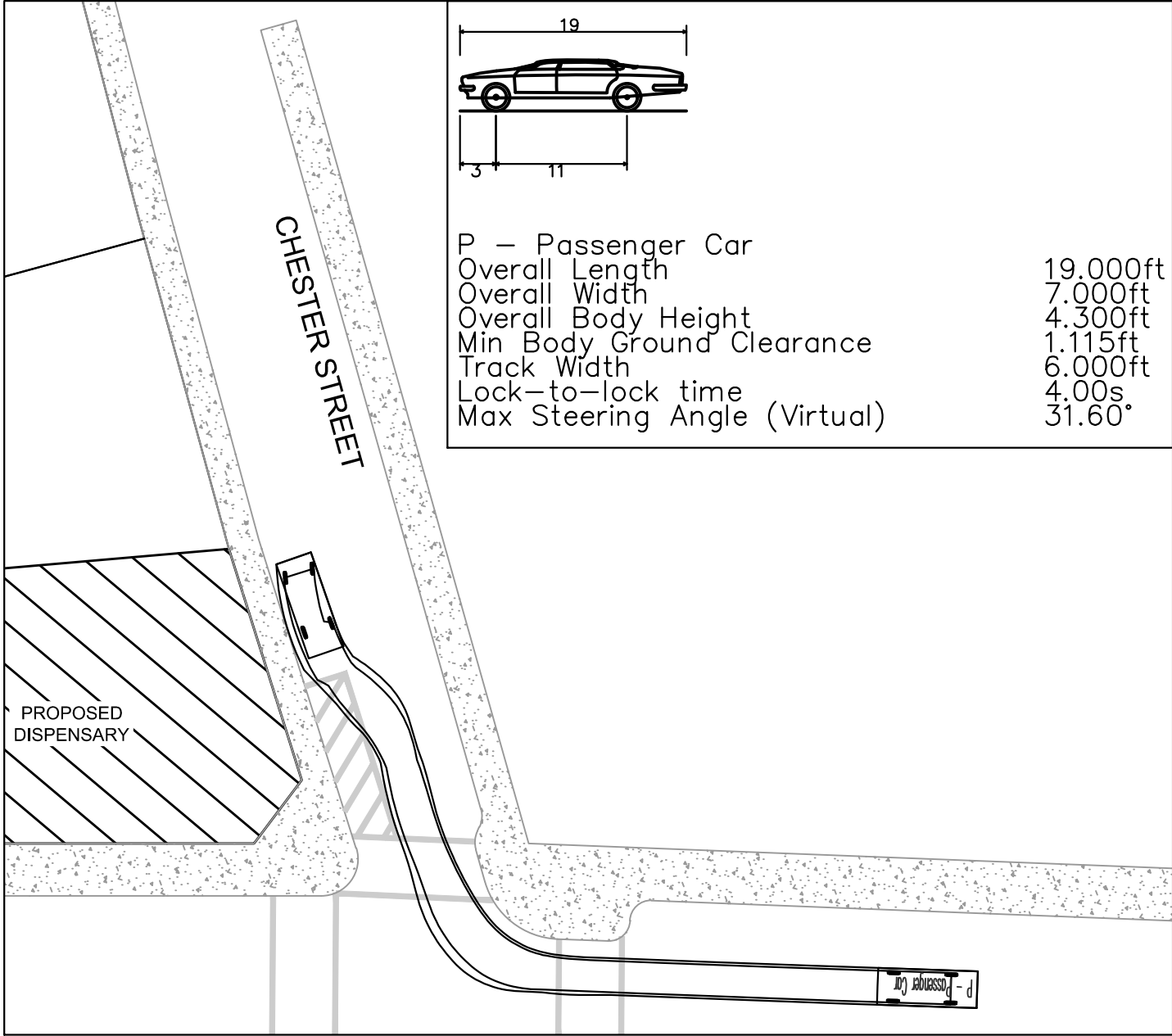


MOTOR VEHICLE MOVEMENT PLAN

Delivery Vehicle - Entering Loading Area
on Chester Street from Elm Street

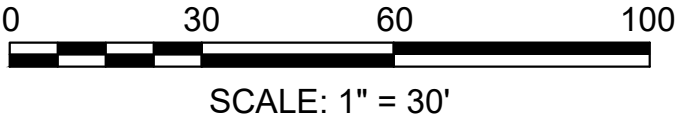


Delivery Vehicle - Exiting Loading
Area on Chester Street



NOTES

1. THE LOADING AREA IS LOCATED ALONG CHESTER STREET RIGHT OUTSIDE THE SECONDARY/ACCESSIBLE POINT OF ACCESS.
2. ALL LOADING AND DELIVERY ACTIVITIES WILL TAKE PLACE IN FULL VIEW OF THE EXTERIOR CAMERA AT THIS LOCATION.
3. A PASSENGER VEHICLE WAS USED FOR THE VEHICLE MANEUVER TEMPLATE DUE TO ITS LENGTH AND WIDTH. TYPICAL LOADING AND DELIVERY ACTIVITIES WILL BE MADE BY VEHICLES OF SIMILAR SIZE.



DEVELOPER:
SIRA NATURALS, INC.
300 TRADE CENTER, SUITE 7750
WOBURN, MA 01801

PROJECT TEAM

SITE NAME AND ADDRESS
SIRA NATURALS
240 ELM STREET
SOMERVILLE, MA

SITE NAME/ADDRESS

Motor Vehicle Movement
Plan

SHEET NAME

Figure C-104

SHEET #

DR BY: LV/SGS
CHK BY: SGS
PROJ NO.: 2020-048
DATE: SEPTEMBER 2020
SCALE: 1" = 30'