

CITY OF SOMERVILLE

Transportation Access Plan

690-694 Broadway

Prepared for
City of Somerville

Prepared by
Howard Stein Hudson

August 2021



HOWARD STEIN HUDSON

Engineers + Planners



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Project Summary

Howard Stein Hudson (HSH) has prepared the Transportation Access Plan (TAP) with Site Plans and the following narrative for the Advesa Dispensary development (the “Project” or “Site”) on behalf of Advesa Wellness (the “Proponent”). The Project is bound by Broadway to the north, Josephine Avenue to the west, and existing buildings to the east and south. The Project proposes to combine two storefronts (690-692 and 692-694 Broadway) to create a 3,700 square-foot (sf) dispensary. Parking for the Project will be provided in a lot to the north at 0 Boston Avenue in Medford, MA.

Site Access and Plans

The Project does not propose major alterations to the existing building and will therefore maintain the existing circulation around the Site. The main pedestrian entrance will be located along Broadway, with one access point and one egress point located at each of the respective store fronts of 690-692 and 692-694 Broadway. The service/loading area will be off Josephine Avenue in the driveway at the southwest corner of the Site. Passenger vehicles will have access from Boston Avenue to parking at 0 Boston Avenue, Medford (lot behind 699 Broadway, Neighborhood Produce site).

Illustrative Site Plan

The Illustrative Site Plan shown in Exhibit A.1 (**Appendix A**) depicts the general ground level floor plan. On the ground level there will be a check-in area with reception desk where customers will also queue in line, a retail space where all sales transactions will occur, and an egress corridor following the sales area. In the back half of the building, there will be an inventory/storage area along with other employee operations spaces such as a breakroom and office space.

Transportation Elements Plan

The Transportation Elements Plan is shown in Exhibit A.2 (**Appendix B**). This plan identifies existing transportation elements to remain in grey, any items to be removed in red, and proposed transportation elements in blue.

The Project does not propose any significant transportation alterations to the public realm; therefore, all existing signage, street parking, and curbs will remain. The Project will propose two long-term bicycle parking spaces within the ground floor level for employee use. The Project also proposes two



bicycle racks adjacent to the Site off Josephine Avenue to provide up to four bicycle parking spaces for public use.

Pedestrian Access Plan

As shown on Exhibit A.3 (**Appendix C**), two pedestrian access points are located off Broadway, one entrance and one egress. There will be a secondary access point for employees only off Josephine Avenue. The existing sidewalk on Broadway is 12 feet wide from edge of building to curb. Existing crosswalks at the adjacent intersection of Broadway and Josephine Avenue are 50 feet wide across Broadway and 30 feet wide across Josephine Avenue.

Bicycle Parking Plan

Bicycle parking design and layout will reference and comply with the Somerville Zoning Ordinance¹, as well as the City of Somerville's *Bicycle Parking Guide* and the Association of Pedestrian and Bicycle Professionals (APBP's) *Bicycle Parking Guidelines*. Bicycle parking, short- and long-term, will be provided at no cost or fee to users of the Project. The bicycle parking plan is shown in Exhibit A.4 (**Appendix D**).

This Project will provide at least the minimum short- and long-term bicycle parking spaces for the proposed land use and size of the Project. As shown in Exhibit A.4, the proposed bicycle parking will consist of four short-term bicycle parking spaces and two covered/secured bicycle parking spaces for the Project. Outdoor bicycle racks for short-term bicycle parking are proposed within proximity to the Project entrances. Indoor, long-term bicycle parking will be available for employees only and accessed via the employee entrance on Josephine Avenue.

Motor Vehicle Parking Plan

The Project is well served by public transportation and will encourage patrons to use non-single occupant vehicles to access the site. For motor vehicle access, the Project proposes to accommodate up to eight parking spaces in a lot located a two-minute walk to/from the Site at 0 Boston Avenue in Medford. The vehicle parking plan is shown in Exhibit A.5 (**Appendix E**).

¹ Somerville Zoning Ordinance; Strategic Planning & Community Development; Somerville, MA; Dec. 12, 2019.



Motor Vehicle Movement Plans

Loading will occur at the existing driveway at the east corner of the Site located off Josephine Avenue. As shown in Exhibit A.6 (**Appendix F**), loading and servicing operations such as product deliveries or cash pickups will be fully accommodated within the driveway by typical cargo van, keeping activity off Broadway. Loading operations are expected to be rear-loaded, requiring a back in maneuver into the existing driveway. The template used for motor vehicle movements demonstrates a 19-foot panel truck for deliveries. Trash and recycling will be brought to the side of Josephine Avenue for pick up.



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Appendix A

Illustrative Site Plan



NOT FOR CONSTRUCTION

	Travel Lane		Retail		Long-Term Bicycle Parking
	Primary Access		Common Areas		Delivery/Trash Areas
	Secondary Access		Entering Circulation		
	Property Line		Exiting Circulation		

Notes

1. Existing Lot No. 27-J-1

FINAL DESIGN PER		690-694 BROADWAY	
		ILLUSTRATIVE SITE PLAN	
		EXHIBIT A.1	
TRANSPORTATION ACCESS PLAN		 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshudson.com	Date: August 2021
		Scale: 1" = 10'-0"	

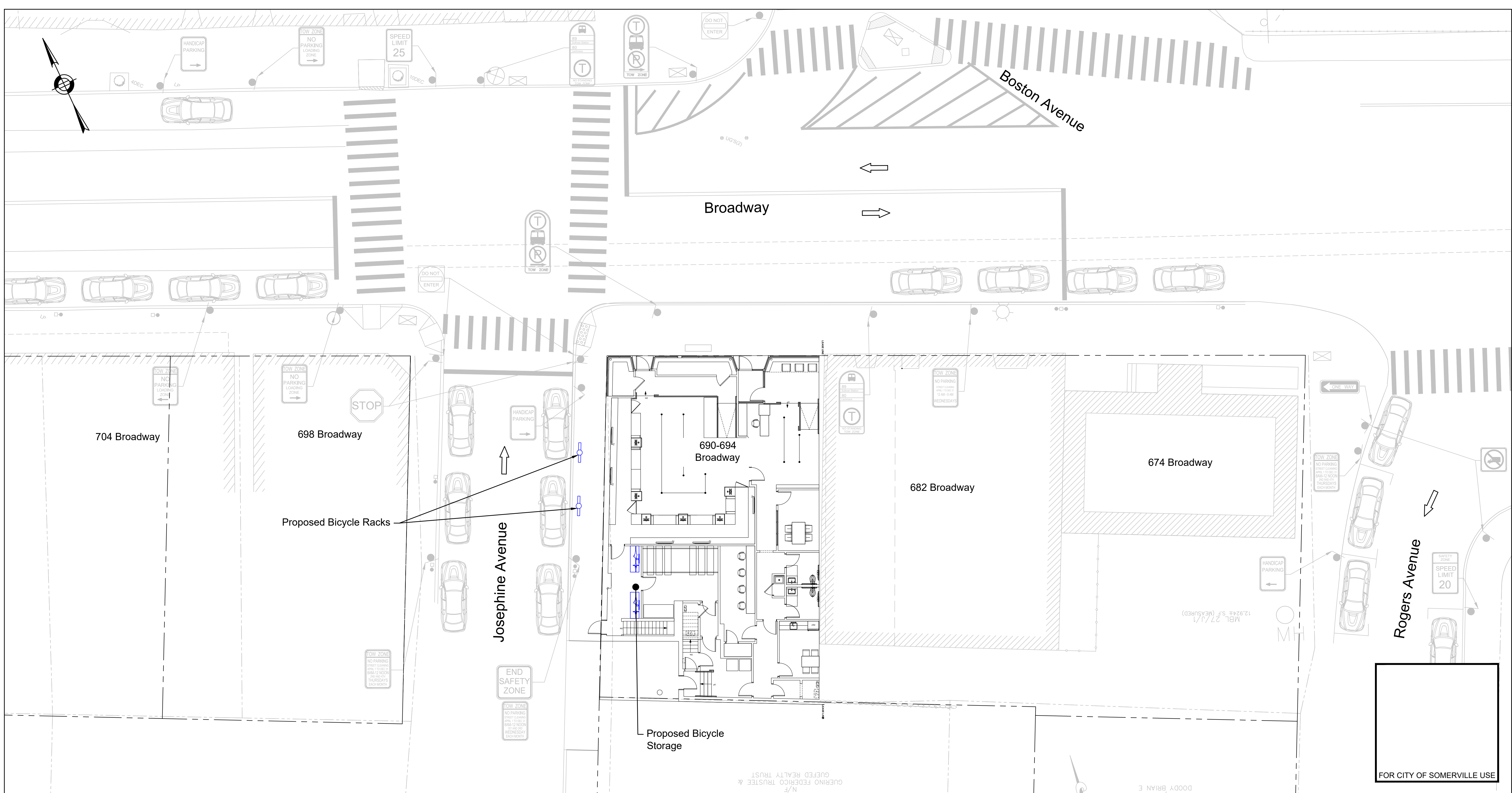


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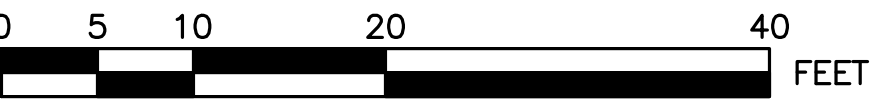
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Appendix B

Transportation Elements Plan



NOT FOR CONSTRUCTION



Sign to Remain

Existing Parking

Existing Meter

Existing Elements to be Removed

Existing Elements to Remain

Proposed Elements

Travel Lane

Property Line

Notes

1. Existing Lot No. 27-J-1

FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

690-694 BROADWAY

TRANSPORTATION ELEMENTS PLAN

EXHIBIT A.2

Howard Stein Hudson
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshudson.com

Date:
August 2021

Scale:
1" = 10'-0"

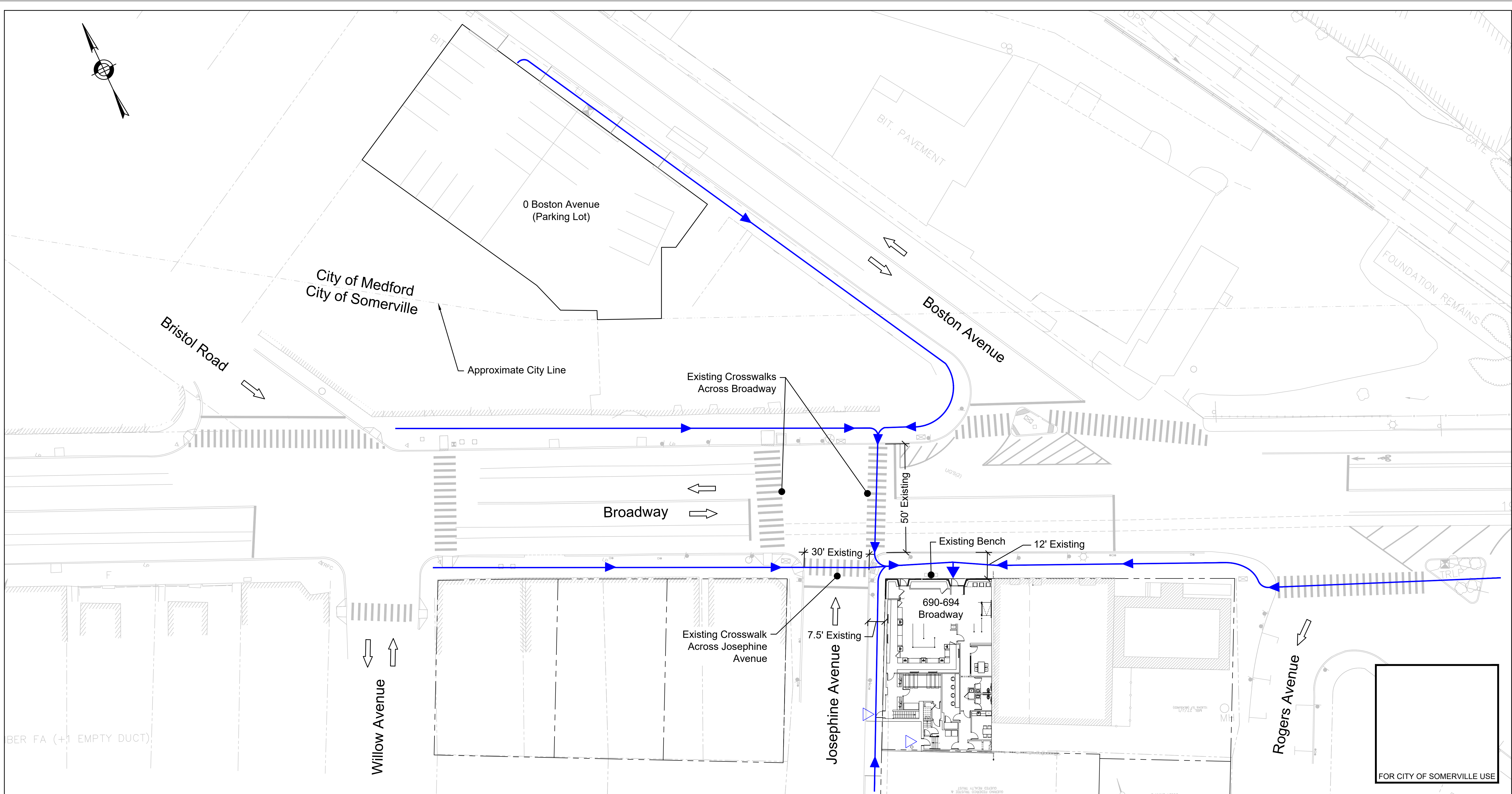


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Appendix C

Pedestrian Access Plan



NOT FOR CONSTRUCTION

Travel Lane

Pedestrian Path of Travel

Primary Access (Public)

Secondary Access (Employees)

Property Line

Notes

1. Existing Lot No. 27-J-1

FINAL DESIGN PER

8/31/2021

TRANSPORTATION ACCESS PLAN

690-694 BROADWAY

PEDESTRIAN ACCESS PLAN

EXHIBIT A.3

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshudson.com

Date:
August 2021

Scale:
1" = 20'-0"

08/31/21 L:\21119\TAP\202119 TAP.dwg

Last Saved by: VKELLO

Printed by: Vanessa Methoxha

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

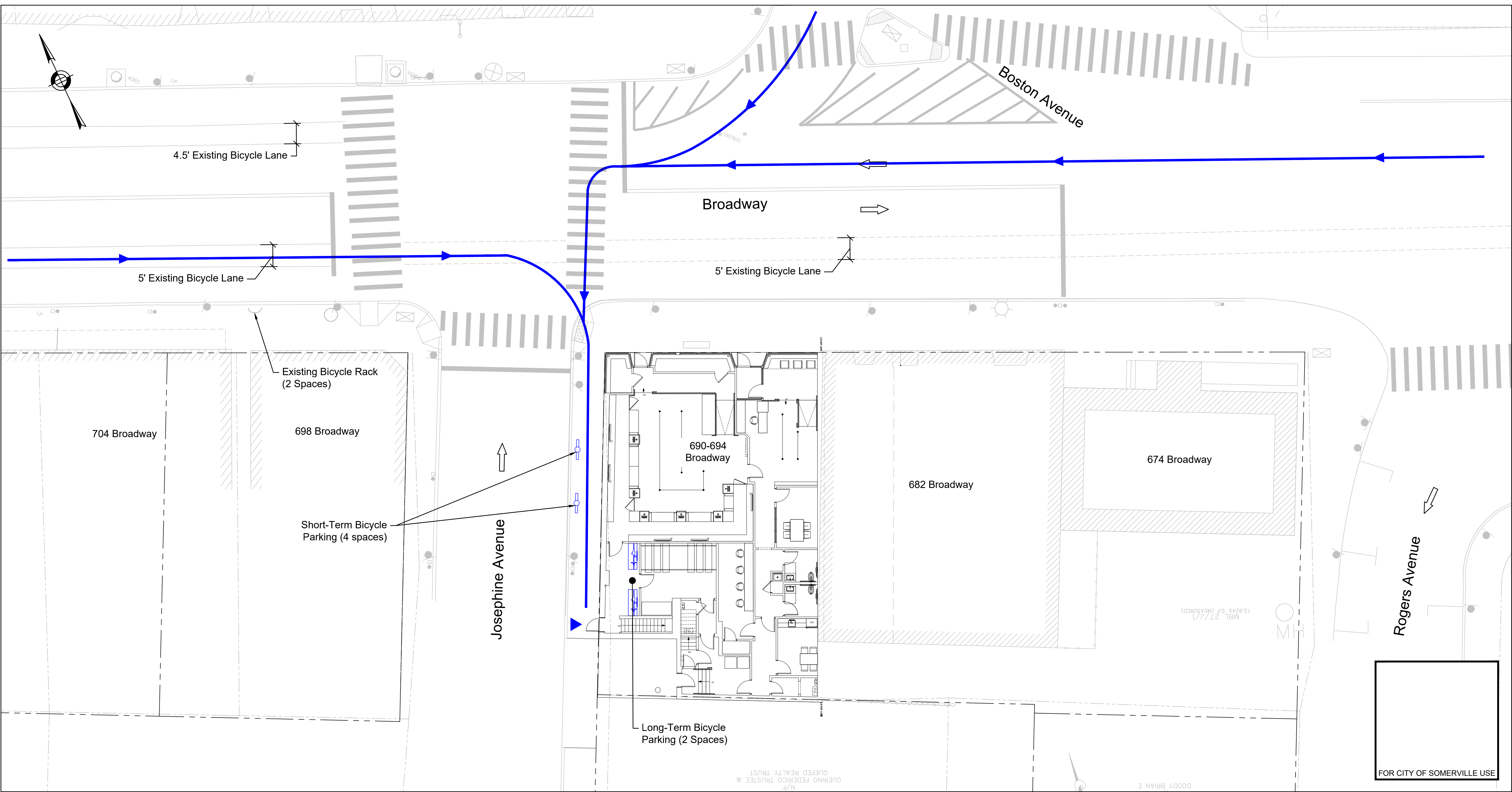


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Appendix D

Bicycle Parking Plan



NOT FOR CONSTRUCTION

Travel Lane

Bicycle Path of Travel

Bicycle Storage Point of Access

Proposed Bike Rack

Property Line

Bicycle Parking Zoning Requirements			Total Bicycle Parking Provided	
	Short-term/Visitor	Long Term	Short-term/Visitor	Long Term
Cannabis Retail:	1 space per 2,500 sf (2)	1 space per 10,000 sf (1)	4 spaces	2 spaces

Notes

1. Existing Lot No. 27-J-1

FINAL DESIGN PER

TRANSPORTATION ACCESS PLAN

690-694 BROADWAY

BICYCLE PARKING PLAN

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www.hshudson.com

Date:
August 2021

Scale:
1" = 10'-0"

EXHIBIT A.4

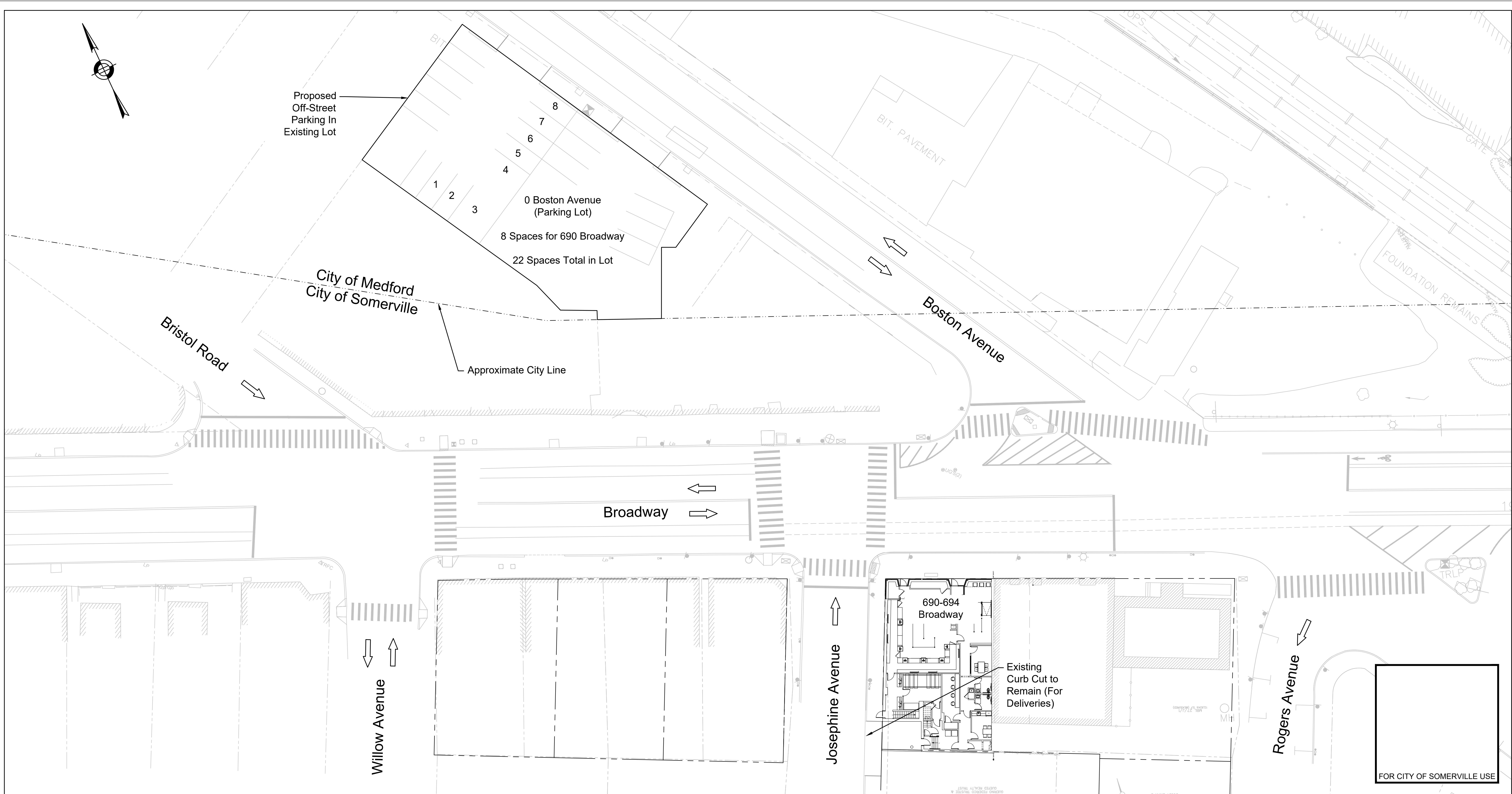


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Appendix E

Motor Vehicle Parking Plan



NOT FOR CONSTRUCTION

→ Flow of Travel

----- Property Line

Notes

1. Existing Lot No. 27-J-1

FINAL DESIGN PER

KEITH PYKE
CIVIL
No. 47252
REGISTERED
PROFESSIONAL ENGINEER

8/31/2021

TRANSPORTATION ACCESS
PLAN

690-694 BROADWAY		
MOTOR VEHICLE PARKING PLAN		EXHIBIT A.5
 HOWARD STEIN HUDSON 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshudson.com	Date: August 2021	Scale: 1" = 20'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE

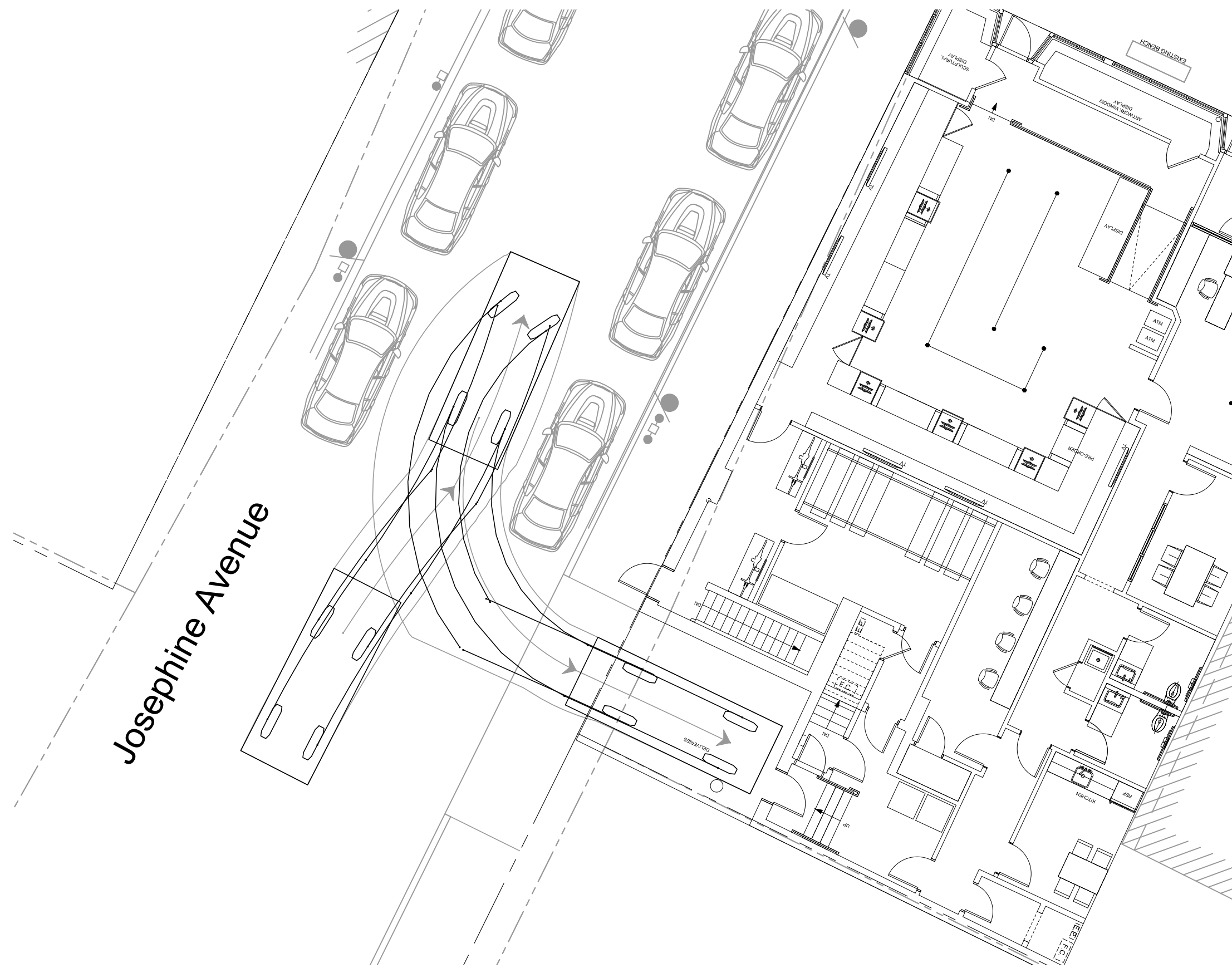


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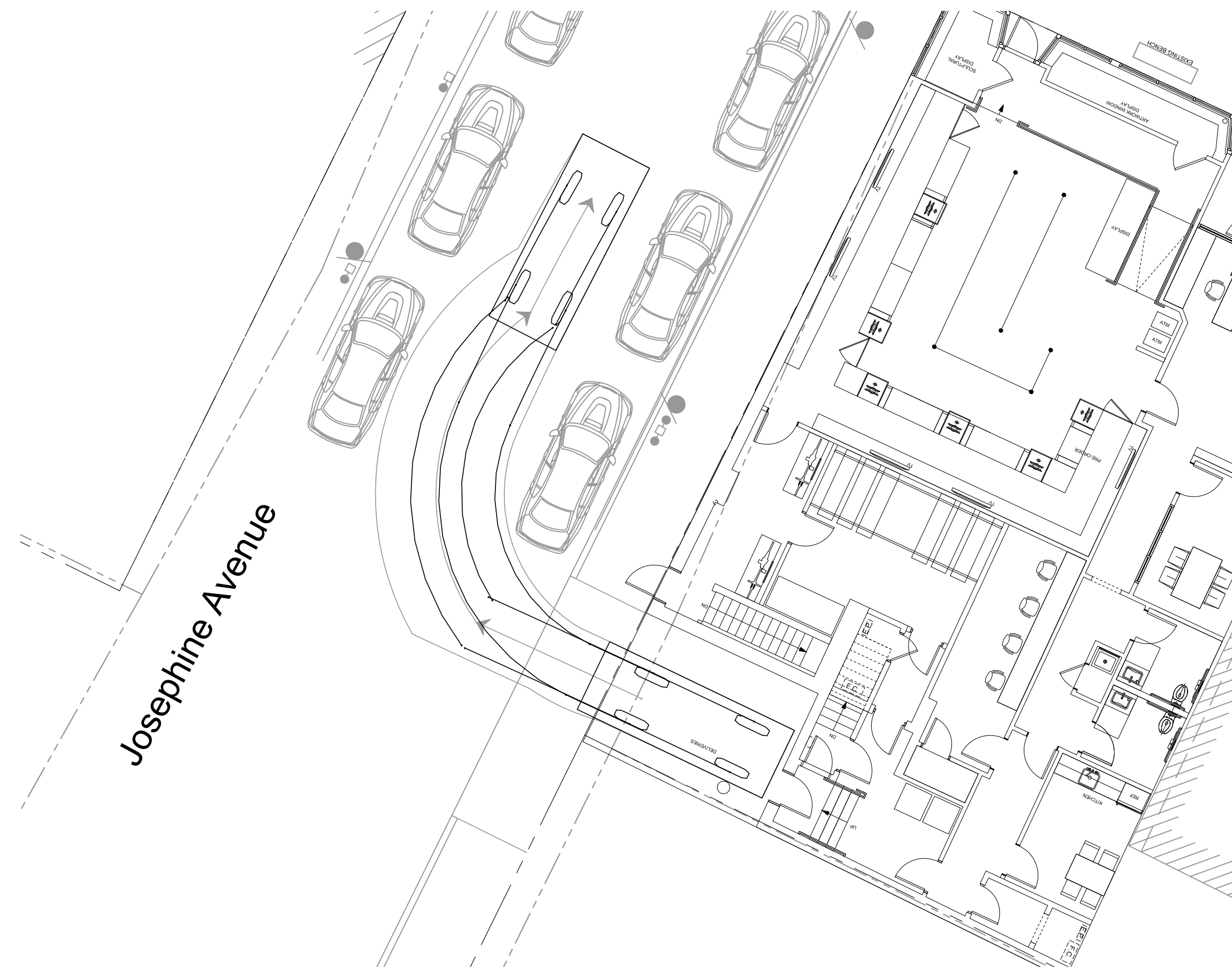
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Appendix F

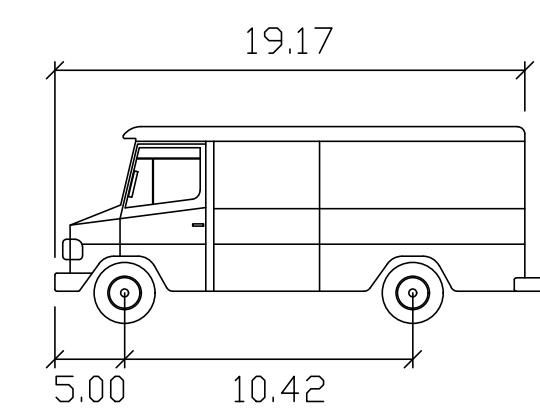
Vehicle Movement Plan



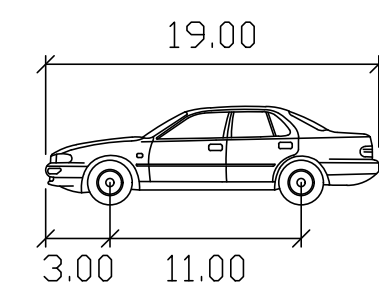
DELIVERY VEHICLE - BACKING INTO LOADING AREA



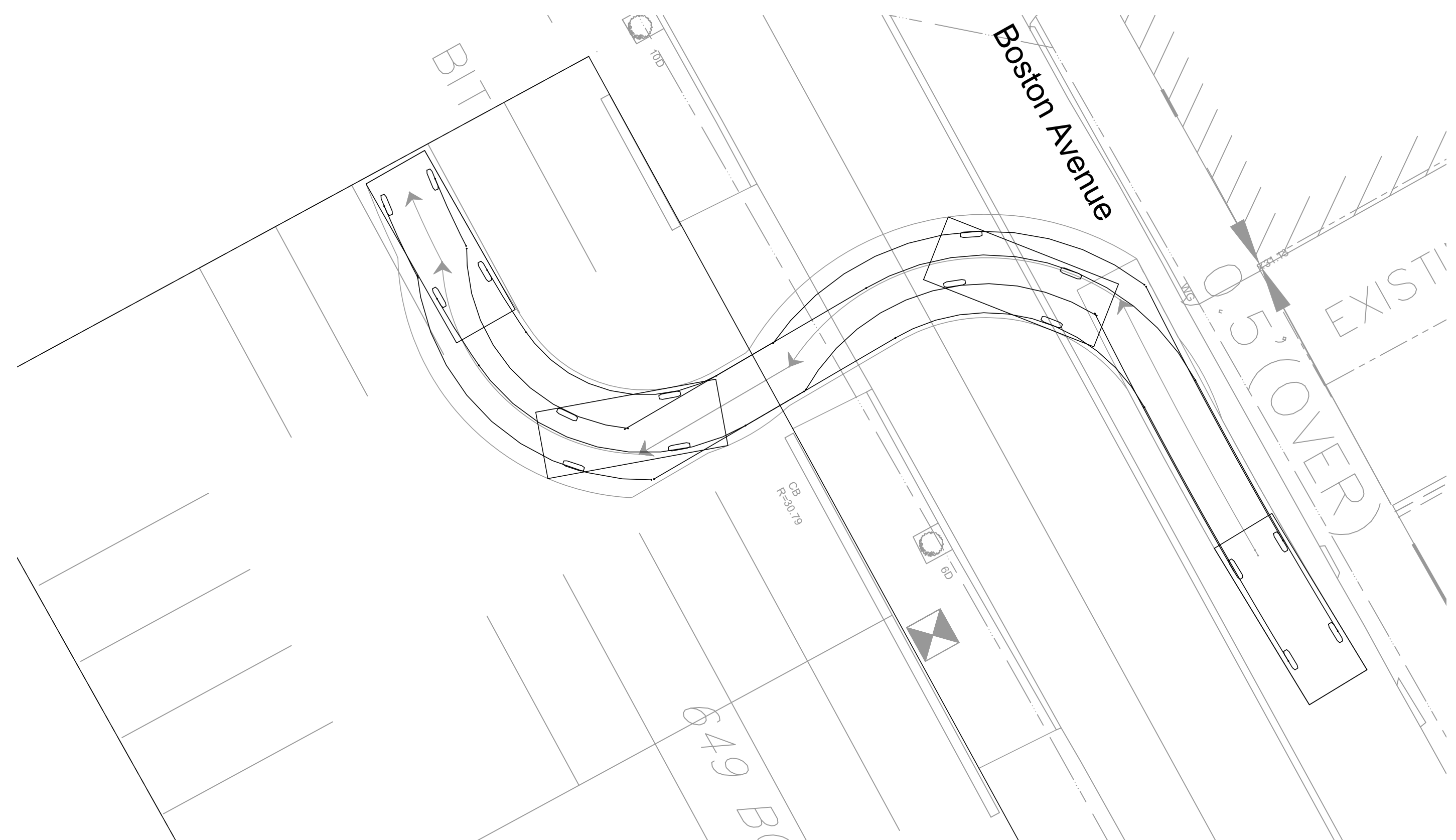
DELIVERY VEHICLE - EXITING LOADING AREA



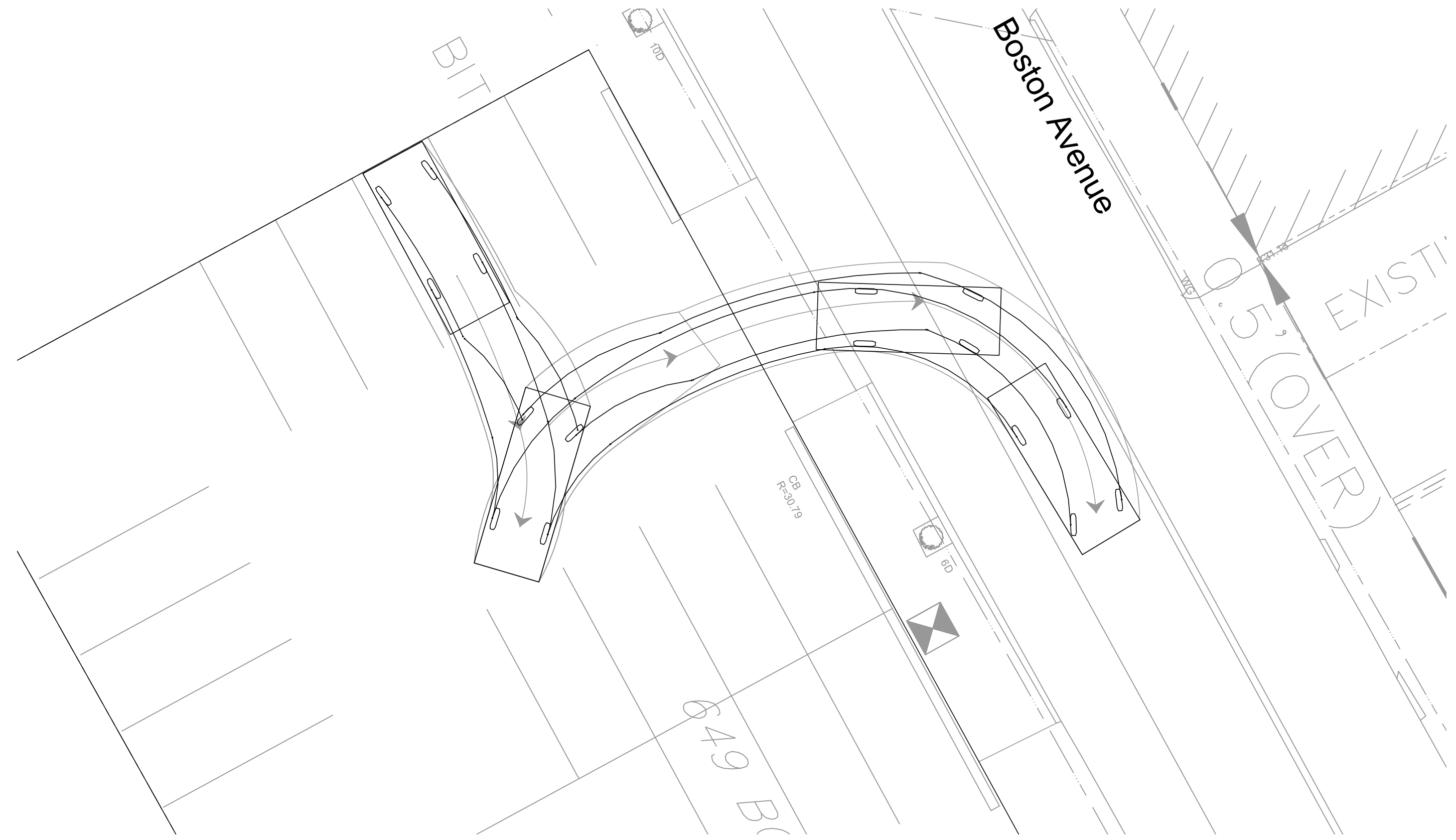
19' PANEL TRUCK
Width : 7.03 feet
Track : 5.25 feet
Lock to Lock Time : 6.0
Steering Angle : 30.0



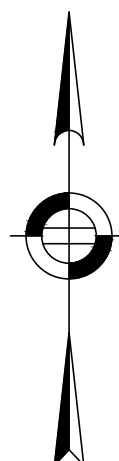
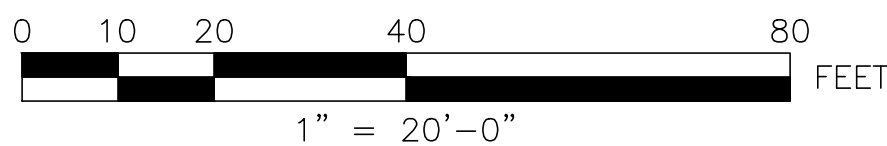
AASHTO 2018 PASSENGER
Width : 7.00 feet
Track : 6.00 feet
Lock to Lock Time : 6.0
Steering Angle : 31.6



PASSENGER VEHICLE - ENTERING OFF-SITE PARKING LOT



PASSENGER VEHICLE - EXITING OFF-SITE PARKING LOT



FOR CITY OF SOMERVILLE USE

FINAL DESIGN PER 8/31/2021 TRANSPORTATION ACCESS PLAN		690-694 BROADWAY	
VEHICLE MOVEMENT PLAN		EXHIBIT A.6	
 HOWARD STEIN HUDSON 11 Beacon Street, Suite 1010 Boston, MA 02108 www.hshudson.com		Date: August 2021	Scale: 1" = 10'-0"

SITE PLAN IS SUBJECT TO REVISIONS BY CITY OF SOMERVILLE



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