

Union Leaf
71-72 Union Square
Somerville, Massachusetts

Transportation Access Plan



Prepared For:
Union Leaf

Prepared by:
Design Consultants, Inc.

December 2020

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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, Union Leaf, to prepare a Transportation Access Plan (TAP) for the proposed project at 71-72 Union Square (“Project”) in Somerville. The following background information pertains to the proposed Project.

Project Name and Street Address:

Union Leaf
71-72 Union Square
Somerville, MA 02143

Project Location including Adjacent Intersections:

The Project site is located in the Union Square neighborhood of Somerville in a commercial and residential area. The site is located on the northwest corner of a dead-end parking lot, which is accessed by either Washington Street or Bonner Avenue. The closest major intersections to the Project site are:

- Washington Street at Prospect Street and Bonner Avenue (Unsignalized)
- Somerville Avenue at Washington Street and Prospect Street (Signalized)

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, sidewalks, and retail spaces. There will be vehicle access to the parking lot directly in front of the site, accessed via Bonner Avenue or Washington Street. There will be two (2) separate entrances for the site: one (1) entrance to the retail space on the first floor and one (1) entrance to the office and education space on the second and third floors.

Site Plans

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

ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan shows the ground level floor plan. The interior floor plan color-differentiates each of the individual spaces, including the retail space and common 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 are proposed to remain. As part of this redevelopment, the site will redevelop the existing retail space. The following is a list of elements that are proposed to remain, be added, or be removed (see Figure C-102 attached in the Appendix):

Remain (in grey on plan)

- Building footprint
- All signage in the plaza and along all of the surrounding roadways
- Parking space pavement markings in parking lot in front of building
- All sidewalks along Somerville Avenue, Washington Street, Bonner Street, and plaza (unless reconstructed by the City of Somerville)

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

- All interior site elements
- Potential 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 and one (1) point of access to the second and third floor spaces. Both points of access will be along the existing site frontage, accessed via an existing sidewalk and plaza area. Sidewalk and plaza widths along Somerville Avenue, Washington Street, and other surrounding streets that connect to the Project site are noted. A plan depicting the building entrance locations is provided (see Figure C-103 attached in the Appendix).

BICYCLE PARKING PLAN

Long-term bicycle parking is proposed in the basement and short-term bicycle parking will be provided in coordination with the City of Somerville. 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 1,095 square feet in size, requiring approximately 0.44 short-term bicycle parking spaces and 0.19 long-term bicycle parking spaces. Additionally, there will be office space and educational space provided on the second and third floors of the building, both of which require long-term parking spaces. The Proponent is committed to working with the City of Somerville to provide additional short-term bicycle parking in Union Square in the vicinity of the Project site. The Project will provide eight (8) long-term bicycle parking spaces in the basement. The location and number of proposed 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 PLANS

All delivery and loading services will take place within the parking lot in front of the site in clear view of the outdoor camera. Four (4) parking spaces have been identified as possible locations for these services and have been outlined. The two (2) parking spaces on the north side of the lot are currently being used as outdoor dining. If this continues, then the Proponent will work with the City to determine the best possible location for delivery and loading services, likely at one of the two (2) outlined parking spaces on the south side of the parking lot.

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. As evidenced by the background image, these vehicles are currently using the parking lot spaces without incident and will continue to do so even after redevelopment.

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APPENDICES

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

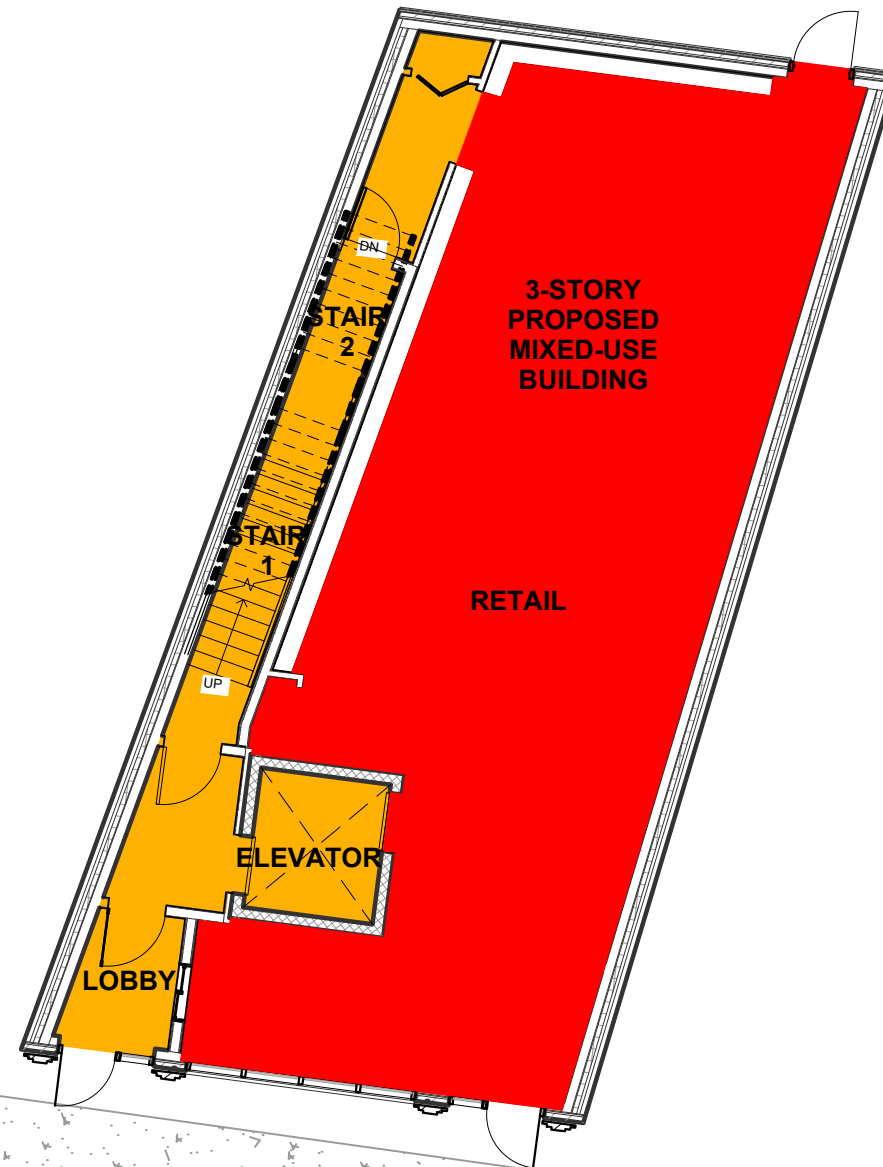
ILLUSTRATIVE SITE PLAN

LEGEND

RED = RETAIL SPACE
ORANGE = COMMON AREAS

NOTES

1. FIRST FLOOR PLAN DEVELOPED BY KHALSA
DESIGN INC AND PROVIDED TO DESIGN
CONSULTANTS ON SEPTEMBER 29, 2020.



SCALE: 1" = 10'

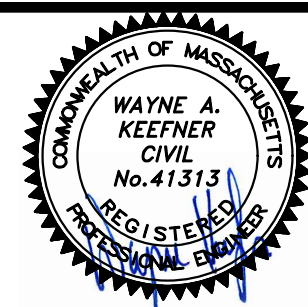


DEVELOPER:
UNION LEAF
300 TRADE CENTER, SUITE 7750
WOBURN, MA 01801

SITE NAME
UNION LEAF
71-72 UNION SQUARE
SOMERVILLE, MA

Illustrative Site Plan

Figure C-101



DR BY: LV/SGS

CHK BY: SGS

DCI PROJ NO: 2015-039

DATE: DECEMBER 2020

SCALE: 1" = 10'

TRANSPORTATION ELEMENTS PLAN

- LEGEND
- RED = EXISTING ELEMENTS TO BE REMOVED
 - BLUE = PROPOSED ELEMENTS
 - GRAY = EXISTING ELEMENTS TO REMAIN
 - BLACK = PROPOSED SITE ELEMENTS

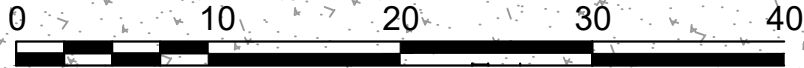
- NOTES
- 1. ALL EXISTING ELEMENTS ON-SITE TO BE REMOVED
 - 2. BUILDING FOOTPRINT TO REMAIN
 - 3. ON-SITE BICYCLE PARKING TO BE PROVIDED AND OUTLINED ON SHEET C-103.
 - 4. THE PROPONENT IS COMMITTED TO PROVIDING SHORT-TERM BICYCLE PARKING WITHIN UNION SQUARE NEAR THE PROJECT SITE AND WILL WORK WITH THE CITY OF SOMERVILLE TO DETERMINE THE BEST LOCATION.



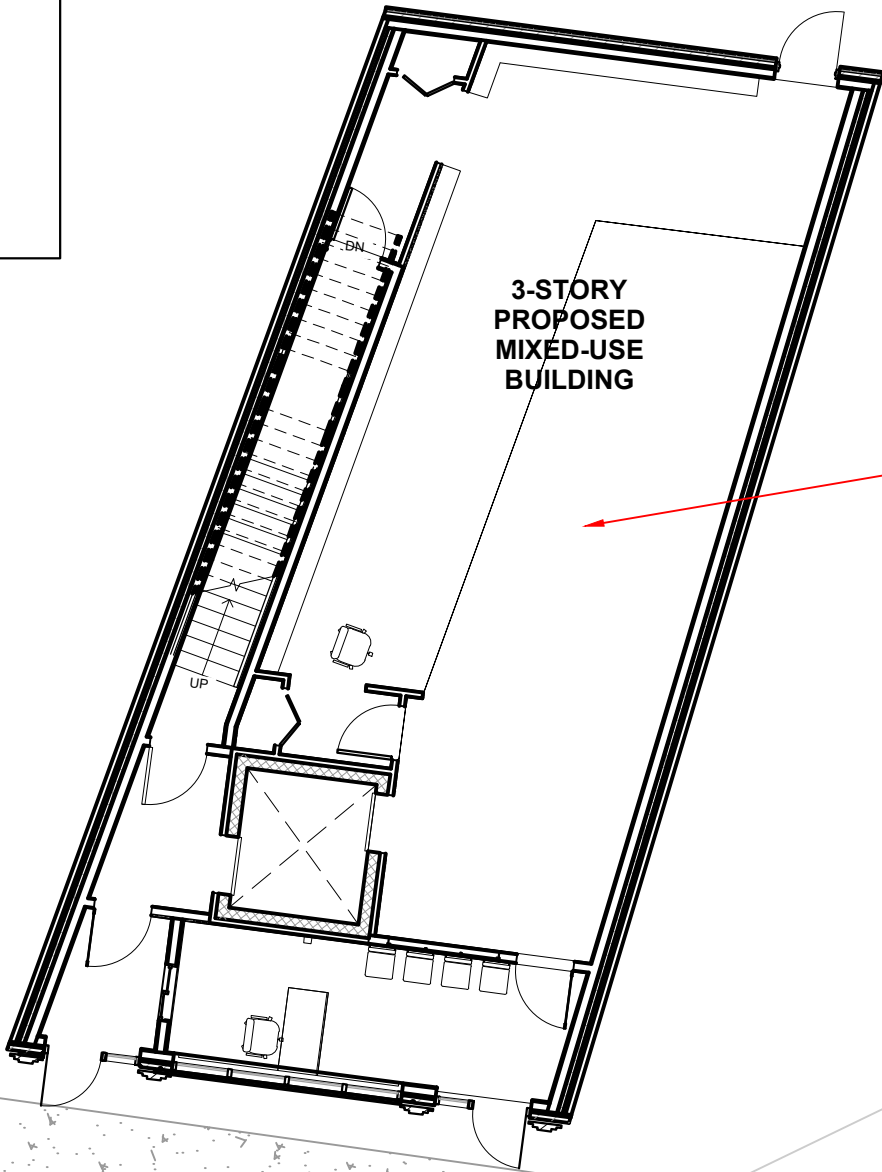
PROPOSED SHORT-TERM BICYCLE PARKING SPACES (EXACT LOCATION TO BE DETERMINED WITH THE CITY OF SOMERVILLE)

ALL EXISTING ON-SITE ELEMENTS TO BE REMOVED

ALL EXISTING SIDEWALKS TO REMAIN



SCALE: 1" = 10'

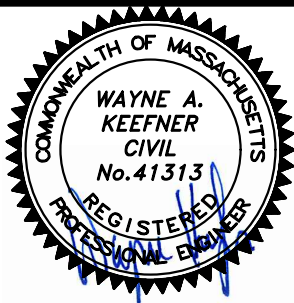


DEVELOPER:
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WOBURN, MA 01801

SITE NAME
UNION LEAF
71-72 UNION SQUARE
SOMERVILLE, MA

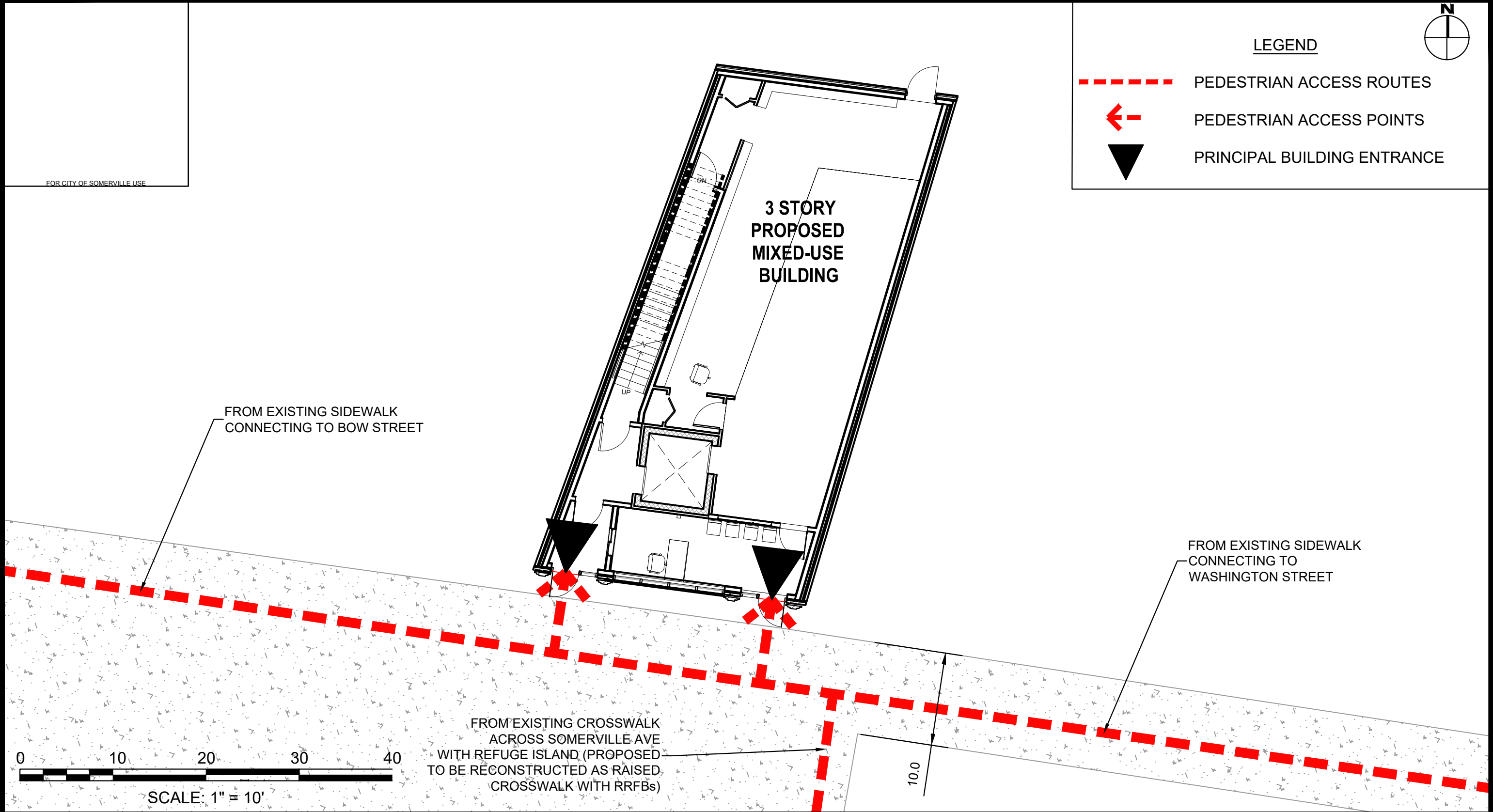
Transportation
Elements Plan

Figure C-102



DR BY: LV/SGS
CHK BY: SGS
DCI PROJ NO: 2015-039
DATE: DECEMBER 2020
SCALE: 1" = 10'

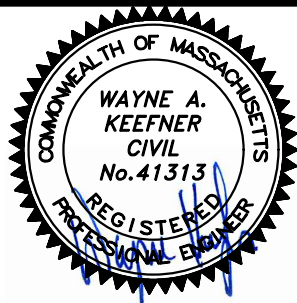
PEDESTRIAN ACCESS PLAN



DEVELOPER:
UNION LEAF
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WOBURN, MA 01801

SITE NAME
UNION LEAF
71-72 UNION SQUARE
SOMERVILLE, MA

Pedestrian Access Plan Figure C-103



DR BY: LV/SGS
CHK BY: SGS
DCI PROJ NO: 2015-039
DATE: DECEMBER 2020
SCALE: 1" = 10'

BICYCLE PARKING PLAN

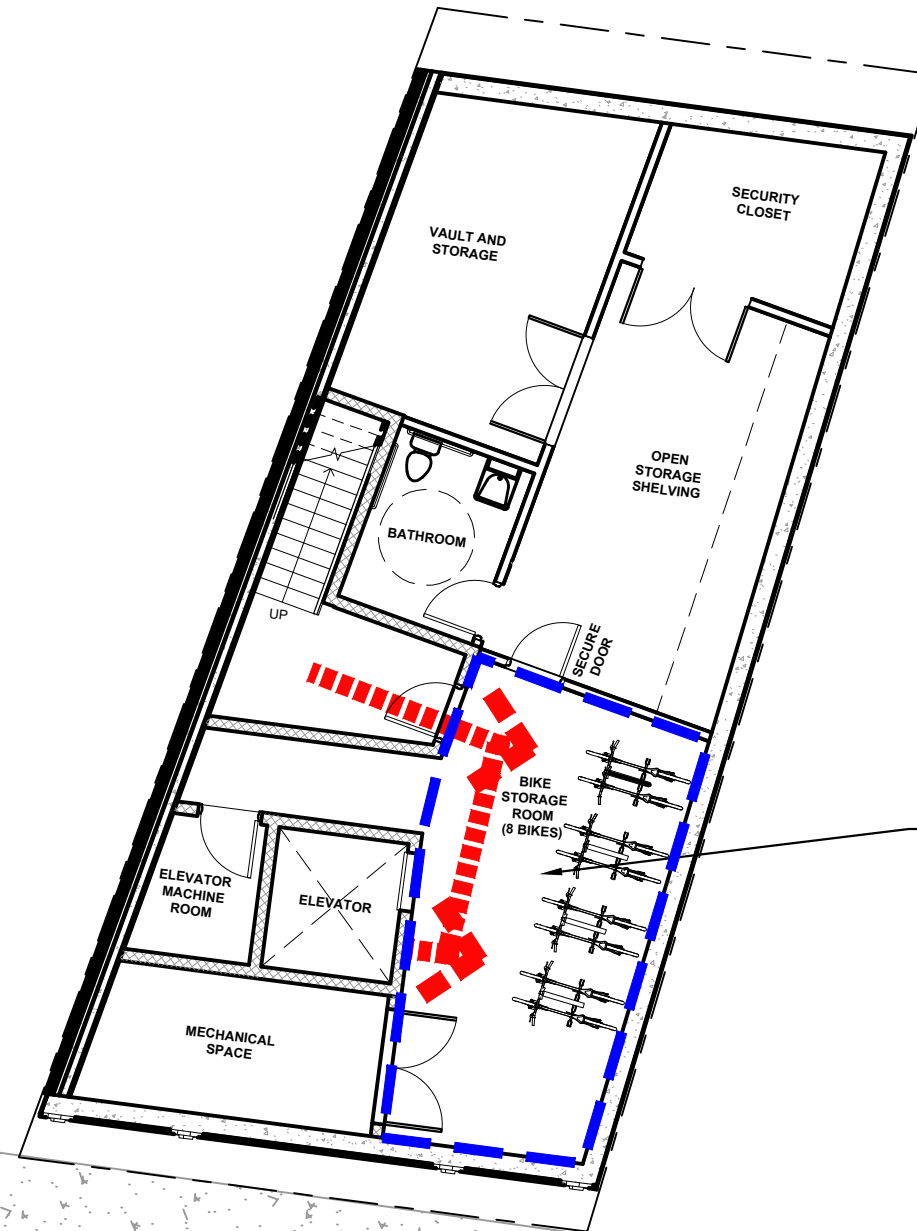
FOR CITY OF SOMERVILLE USE



LEGEND

- PEDESTRIAN ACCESS ROUTES
- PEDESTRIAN ACCESS POINTS
- BICYCLE PARKING

NOTE: THE PROPONENT IS COMMITTED TO WORKING WITH THE CITY OF SOMERVILLE TO PROVIDE UP TO FOUR (4) SHORT-TERM BICYCLE PARKING SPACES WITHIN THE UNION SQUARE PLAZA IN A LOCATION THAT IS FEASIBLE AND WITHIN THE VICINITY OF THE SITE.



PROPOSED EIGHT (8) LONG-TERM BICYCLE PARKING SPACES IN BASEMENT



SCALE: 1" = 10'

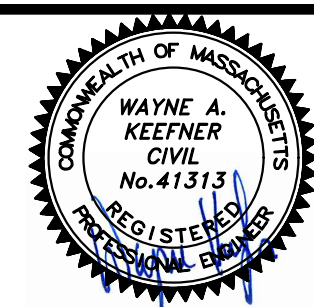


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SITE NAME
UNION LEAF
71-72 UNION SQUARE
SOMERVILLE, MA

Bicycle Parking Plan

Figure C-104



DR BY: LV/SGS

CHK BY: SGS

DCI PROJ NO: 2015-039

DATE: DECEMBER 2020

SCALE: 1" = 10'

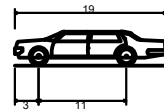
PROJECT TEAM

SITE NAME/ADDRESS

SHEET NAME

SHEET #

MOTOR VEHICLE MOVEMENT PLAN



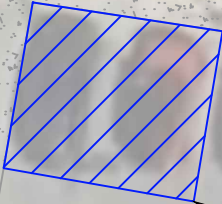
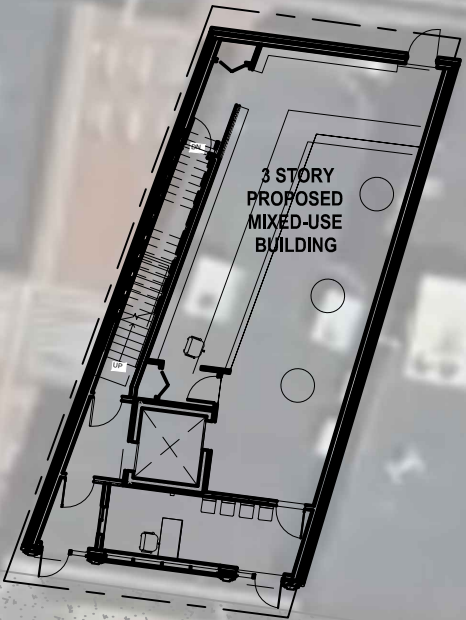
Passenger Car - P	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.250ft
Min Body Ground Clearance	0.982ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	23.800ft

FOR CITY OF SOMERVILLE USE

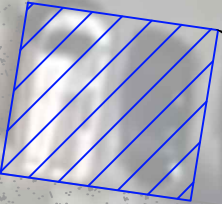
NOTES



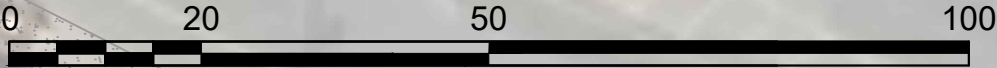
1. FIRST FLOOR PLAN DEVELOPED BY UTILE ARCHITECTS AND PROVIDED TO DESIGN CONSULTANTS ON OCTOBER 16, 2020.
2. PROPOSED LANDSCAPE DEVELOPED BY MDLA AND PROVIDED TO DESIGN CONSULTANTS ON OCTOBER 22, 2020.
3. THERE ARE FOUR (4) PARKING SPACES THAT ARE CURRENTLY IN VIEW OF THE OUTDOOR CAMERA THAT COULD BE USED FOR DELIVERY AND LOADING SERVICES FOR THE DISPENSARY. THE PROPONENT WILL WORK WITH THE CITY OF SOMERVILLE TO DETERMINE THE BEST LOCATION FOR THESE SERVICES TO TAKE PLACE.



PARKING SPACES CURRENTLY USED FOR OUTDOOR DINING - COULD BE USED FOR DELIVERY AND LOADING SERVICES IN THE FUTURE



PARKING SPACES THAT ARE IN VIEW OF OUTDOOR CAMERA THAT COULD BE USED FOR DELIVERY AND LOADING SERVICES



SCALE: 1" = 20'

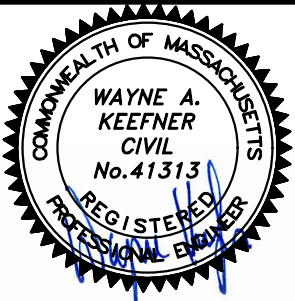


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SITE NAME
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SOMERVILLE, MA

Motor Vehicle
Movement Plan

Figure C-105



DR BY: LV/SGS

CHK BY: SGS

DCI PROJ NO: 2015-039

DATE: DECEMBER 2020

SCALE: 1" = 20'