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MEMORANDUM

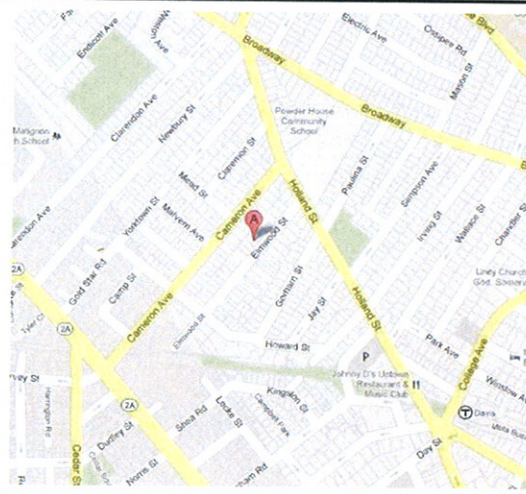
DCI JOB NO. 2012-102

TO: Terry Smith, Traffic Eng.
Somerville Traffic and
Parking Department

FROM: William D. Carlson,
Senior Transportation Engineer

SUBJECT: **Parking Assessment**
29 Elmwood St.
Somerville, MA

DATE: October 15, 2012



This memorandum, prepared at the request of the project's proponent, evaluates the parking needs and parking availability for the redevelopment of a single-family house into a two-family house at 29 Elmwood Street in West Somerville. According to the City's By-Laws, two 2-bedroom units will require 3 parking spaces. The existing residence presently provides 2-tandem parking spaces along side of the house. To support the proponent's request for an exemption for one additional parking space, DCI has performed an on-street parking survey to demonstrate that there is more than adequate on street parking on Elmwood Street.

The existing residence at 29 Elmwood Street is approximately 0.25 miles from Teele Square and 0.40 miles from Davis Square. Bus service (route 87) travels from Arlington Center to Davis Square along Holland Street. The proximity of Davis Square offers a significant opportunity for the Elmwood Street residents to utilize the subway and additional bus lines.



Elmwood Street is a dead-end residential street traveling north-south from Holland Street to its terminating at the Tannery Brook Row condominiums. Elmwood Street is 26 feet wide with 7-foot sidewalks. Resident permit parking is allowed on both sides and Elmwood Street is stop sign controlled at its intersection with Holland Street.



Holland Street is the major collector roadway traveling between Teele Square and Davis Square. The Somerville Community Service Center is located on Holland Street opposite Elmwood Street and it appears that visitors of the Center frequently park on the northerly end of Elmwood Street during the day.

DCI recorded available on-street parking within a 500 foot walking distance at the subject site at various times on two typical weekdays and on a Saturday. The parking survey area included Elmwood Street from Holland Street to Tannery Brook Row. Resident permit parking is allowed on Elmwood Street. Although there is available parking on Holland Street within 500 feet of the subject site, that parking is limited to 2 hours during the day and overnight from 2:30AM to 8AM and therefore this parking was not included in the study area.

Elmwood Terrace and Harrison Road are within 500 feet of the subject site but Elmwood Terrace is a posted Fire Lane with no parking along both sides while Harrison Road is signed private way-resident parking only and therefore these streets were not included in the parking study area.

Available parking spaces on Elmwood Street were recorded at 7AM, 12PM and 7PM on two typical weekdays and on one Saturday. The early morning and evening hours normally reflect the peak neighborhood parking demands, as these times are when residents are most likely to be at home. The study data indicated that there was an average of 24 available spaces during the weekday evenings and 18 available during the noon hour on a typical weekday. There was an average of 20 spaces available on Saturdays.

This data indicates that there is more than adequate on street parking available on Elmwood Street to accommodate the parking required for the proposed redevelopment of the single-family home into a two-family residence.

Parking Survey

City: Somerville, MA

Proj. No:2012-102

Street: 29 Elmwood St.

Sheet No.: 1

Date: 10-11-12

Calculate by: Steve Wen

Weather:

Notes:

Weekday Available Parking Spaces

Street	Section		Subsection	7:00 AM	12:00 PM	7:00 PM
	From	To				
Elmwood St.	Holland St.	Tannery Brook Row	East Side	8	11	16
			West Side	12	7	13
			TOTAL:	20	18	29

Average Available Parking Spaces = 22

Parking Survey

City: Somerville, MA

Location: 29 Elmwood St.

Date: 10-15-12

Weather:

Proj. No.: 2012-102

Sheet No.: 2

Calculate by: Steve Wen

Notes:

Weekday Available Parking Spaces

Street	Section		Subsection	7:00 AM	12:00 PM	7:00 PM
	From	To				
Elmwood St.	Holland St.	Tannery Brook Row	East Side	4	10	16
			West Side	15	8	12
			TOTAL:	19	18	28

Average Available Parking Spaces = 21

Parking Survey

City: Somerville, MA
Street: 29 Elmwood St
Date: 10-13-12
Weather:

Proj. No:2012-102
Sheet No.: 3
Calculate by: Steve Wen
Notes:

Saturday Available Parking Spaces

Street	Section		Subsection	7:00 AM	12:00 PM	7:00 PM
	From	To				
Elmwood St.	Holland St.	Tannery Brook Row	East Side	14	8	13
			West Side	6	9	10
TOTAL:				20	17	23

Average Available Parking Spaces = 20