

## Design Consultants, Inc.

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Somerville, MA 02143  
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# MEMORANDUM

DCI JOB NO. 2011-050.00

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**TO:** Terry Smith, Traffic Engineer  
Somerville Traffic and  
Parking Department

**FROM:** David R. Ivany, PE, PTOE  
Senior Transportation  
Engineer

**SUBJECT:** Traffic & Parking Assessment  
63-67 Summer Street

**DATE:** June 28, 2011



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This memorandum, prepared at the request of the Somerville Traffic and Parking Department, evaluates the traffic and parking impacts associated with the proposed residential development at 63-67 Summer Street.

The project consists of a 3-unit residential building that will replace the current commercial structure (now vacant). Proposed site improvements will close the existing curb cut onto School Street (at the Summer Street intersection) that provides access for the adjacent 2-family residence at 65 School Street. Proposed access will be combined for the 5 residential units via a new driveway and curb cut onto Summer Street, approximately 150 east of the School Street intersection. The proposed site plan by the architex team, inc. dated June 15, 2011 is included in the attached Appendix.

Due to site constraints the proposed site development will provide for 5 parking spaces versus the City of Somerville Ordinance requirement of 8 spaces.

## **Surrounding Street Network**

Summer Street is a two-way local/collector street that extends west from Bow Street in Union Square to Willow Avenue, a distance of about 1¼ miles. In the site vicinity, Summer Street is about 29 feet wide, allowing for 2-hour general parking on one side, with 7-foot wide concrete sidewalks on both sides. The posted speed limit is 25 mph. Land use in the adjacent areas is a mix of residential and commercial uses.

School Street is a one-way local/collector street that extends through the residential neighborhood between Highland Avenue and Somerville Avenue, a distance of about 2,000 feet. In the site vicinity, School Street is about 29 feet wide, allowing for resident permit parking and concrete sidewalks on both sides. The posted speed limit is 25 mph.

### **Summer Street and School Street Intersection**

This 4-legged intersection is signalized with crosswalks on all four legs.

## **Traffic Operations Assessment**

The proposed closure of the existing driveway onto School Street and the location of the proposed new curb cut onto Summer Street, 150 feet away from the intersection will result in an overall improvement to traffic operations.

The volumes generated by the five residential units using the driveway will have little, if any measurable impacts on traffic flows along Summer Street. The estimated 30 daily trips generated represents less than one half of one percent of the expected daily traffic in the vicinity.

## **Parking Assessment**

The 5-space parking provided on site can be justified for several reasons as follows:

### ***❑ Convenient Transit Service and Zip Car Location***

MBTA Route 85 Bus Stops are provided along Summer Street in front of the site at the School Street intersection. The #85 bus provides feeder service to Union Square (existing major bus transfer facilities and future Green Line Station) and Kendall Square in Cambridge (Red Line). Zip Cars are also available in the immediate vicinity (off School Street directly opposite the site in the Prime service station lot).

### ***❑ Applicable city ordinance that supports reduced parking for Transit Oriented Development.***

It is anticipated that the overall parking demand at 63-67 Summer Street will be reduced somewhat due to its proximity to the services provided in Union Square and the nearby MBTA Green Line. (The City Ordinance appropriately provides for reduced parking

requirements for transit-oriented development in Union Square.) This is reflective of travel behavior in compact urban environments where a higher percentage of residents and visitors to the site will utilize travel modes other than private automobile for their daily trips. The 63-67 site is between ½ to ¾ mile walking distance of the future MBTA Union Square Green Line station. The site is already served by convenient bus feeder service (MBTA Route 85) to Union Square and Kendall Square (Red Line) in Cambridge.

□ *The available on-street parking in the site vicinity*

A survey of on-street parking use was undertaken within two blocks of the site. General 2-hour parking is provided along Summer Street east of School Street with Residential Permit parking otherwise provided. Field survey has documented that available on-street parking is more than adequate to accommodate any additional demand generated by the additional 3 units of residential development.

The survey covered the current weekday conditions on Wednesday, June 15 to coincide with anticipated peak commercial or residential demands (early morning, noon and late afternoon), as well as midday Saturday on June 11th. Of the 78 available on-street spaces, occupancy ranged from 30 to 52 vehicles (38% to 67% occupancy). Detailed results are provided in the Appendix.

***Summary***

The provision of 5 parking spaces at 63-67 Summer Street will have negligible impact due to the proximity to Union Square, the multi-modal transportation system that is provided and the available on-street parking supply in the immediate site vicinity.

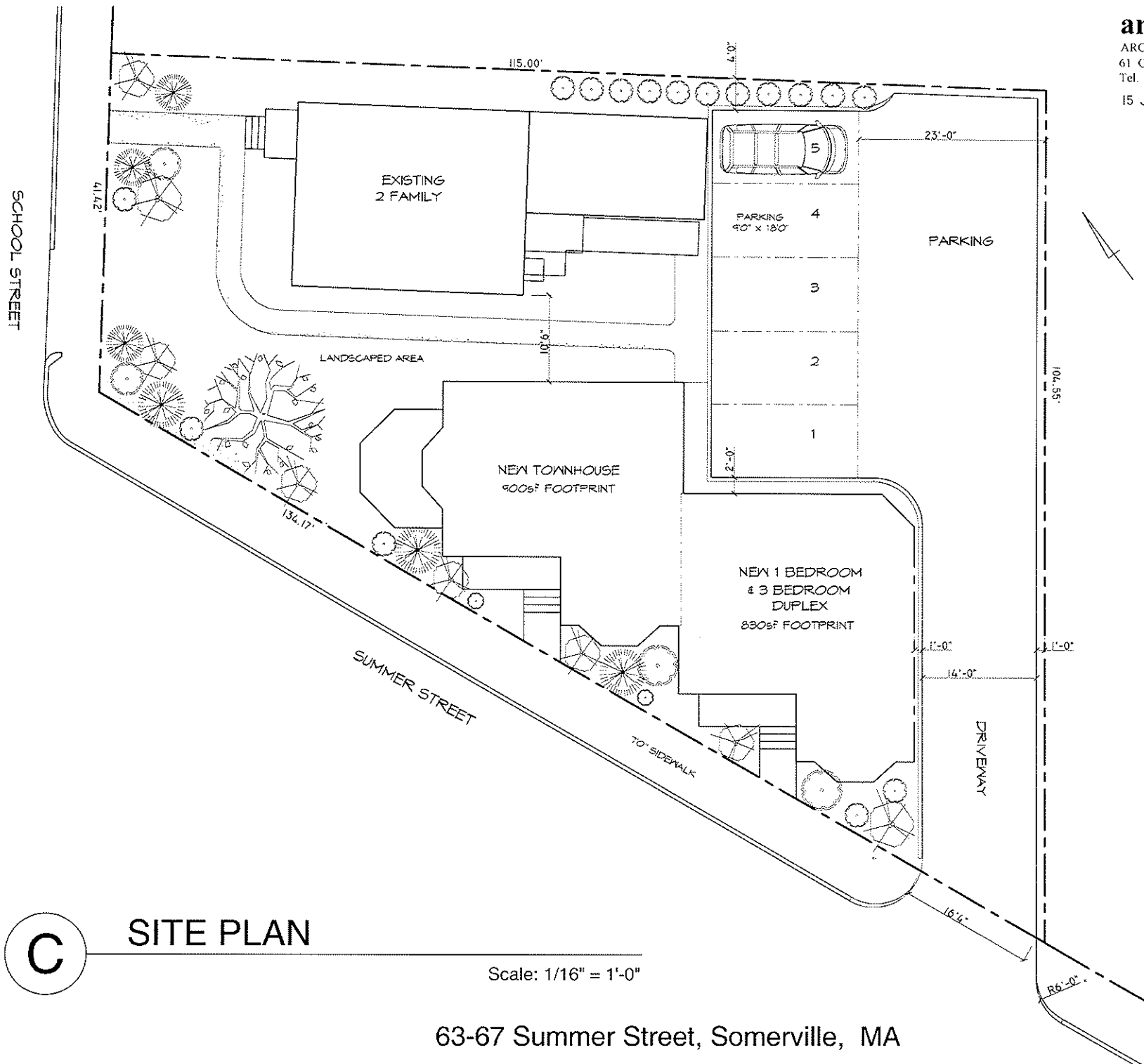
# *APPENDIX*

**architex team, inc.**

ARCHITECTURE DESIGN PLANNING  
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PLAN VIEW OF 63-67 SUMMER STREET (SOMERVILLE, MA)



# TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA  
 Street: 63-67 Summer St  
 Date: 06/11/2011 12:00 PM to 1:00 PM

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		12:00 PM	12:15 PM	12:30 PM	12:45 PM		
School St	Summer St	Preston Rd	East Side	3	3	2	2	Permit Parking (See Notes)	3
			West Side	2	2	2	2	Permit Parking	4
	Preston Rd	Landers St	East Side	4	4	3	3	Permit Parking	7
			West Side	1	1	2	2	Permit Parking	7
Summer St	School St	Preston Rd	North Side	8	8	9	9	Permit Parking	17
			South Side	0	0	0	0	No Parking	0
School St	Summer St	Avon St	East Side	4	4	3	3	Permit Parking	6
			West Side	0	0	0	0	No Parking	0
	Avon St	Berkeley St	East Side	5	5	3	3	Permit Parking	8
			West Side	0	0	0	0	Permit Parking	8
Summer St	School St	Prescott St/Quincy St	North Side	9	9	8	8	2 Hr Parking (See Notes)	11
			South Side	0	0	0	0	No Parking (See Notes)	0
	Prescott St/Quincy St	Church St	North Side	0	0	0	0	No Parking	0
			South Side	4	4	5	5	2 Hr Parking	7
			TOTAL:	40	40	37	37		78

Additional Notes:

- Location start of study was south of 30-min parking sign at approximately 55 School Street
- 30-min parking (2 spots) on School St @ southeast corner of Summer St and School St
- Handicap parking (2 spots) on east side of School St south of 30-min parking
- Bus stop on Summer St @ northeast and southeast corner of Summer St and School St



# TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA  
 Street: 63-67 Summer St  
 Date: 06/15/2011 7:00 AM to 8:00 AM

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		7:00 AM	7:15 AM	7:30 AM	7:45 AM		
School St	Summer St	Preston Rd	East Side	2	2	1	1	Permit Parking (See Notes)	3
			West Side	4	4	4	4	Permit Parking	4
	Preston Rd	Landers St	East Side	4	4	4	4	Permit Parking	7
			West Side	3	3	3	3	Permit Parking	7
Summer St	School St	Preston Rd	North Side	12	12	11	11	Permit Parking	17
			South Side	0	0	0	0	No Parking	0
School St	Summer St	Avon St	East Side	4	4	3	3	Permit Parking	6
			West Side	0	0	0	0	No Parking	0
	Avon St	Berkeley St	East Side	3	3	3	3	Permit Parking	8
			West Side	6	6	5	5	Permit Parking	8
Summer St	School St	Prescott St/Quincy St	North Side	8	9	10	11	2 Hr Parking (See Notes)	11
			South Side	0	0	0	0	No Parking (See Notes)	0
	Prescott St/Quincy St	Church St	North Side	0	0	0	0	No Parking	0
			South Side	5	5	4	4	2 Hr Parking	7
			TOTAL:	51	52	48	49		78

Additional Notes:

- Location start of study was south of 30-min parking sign at approximately 55 School Street
- 30-min parking (2 spots) on School St @ southeast corner of Summer St and School St
- Handicap parking (2 spots) on east side of School St south of 30-min parking
- Bus stop on Summer St @ northeast and southeast corner of Summer St and School St



# TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA  
 Street: 63-67 Summer St  
 Date: 06/15/2011 12:00 PM to 1:00 PM

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		12:00 PM	12:15 PM	12:30 PM	12:45 PM		
School St	Summer St	Preston Rd	East Side	1	1	1	2	Permit Parking (See Notes)	3
			West Side	3	3	3	3	Permit Parking	4
	Preston Rd	Landers St	East Side	2	2	1	1	Permit Parking	7
			West Side	3	3	2	2	Permit Parking	7
Summer St	School St	Preston Rd	North Side	8	8	8	8	Permit Parking	17
			South Side	0	0	0	0	No Parking	0
School St	Summer St	Avon St	East Side	2	2	2	2	Permit Parking	6
			West Side	0	0	0	0	No Parking	0
	Avon St	Berkeley St	East Side	3	3	3	3	Permit Parking	8
			West Side	3	3	3	3	Permit Parking	8
Summer St	School St	Prescott St/Quincy St	North Side	5	4	5	5	2 Hr Parking (See Notes)	11
			South Side	0	0	0	0	No Parking (See Notes)	0
	Prescott St/Quincy St	Church St	North Side	0	0	0	0	No Parking	0
			South Side	3	3	2	4	2 Hr Parking	7
			TOTAL:	33	32	30	33		78

Additional Notes:

- Location start of study was south of 30-min parking sign at approximately 55 School Street
- 30-min parking (2 spots) on School St @ southeast corner of Summer St and School St
- Handicap parking (2 spots) on east side of School St south of 30-min parking
- Bus stop on Summer St @ northeast and southeast corner of Summer St and School St

# TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA

Street: 63-67 Summer St

Date: 06/15/2011 5:00 PM to 6:00 PM

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		5:00 PM	5:15 PM	5:30 PM	5:45 PM		
School St	Summer St	Preston Rd	East Side	1	1	1	1	Permit Parking (See Notes)	3
			West Side	3	3	3	3	Permit Parking	4
	Preston Rd	Landers St	East Side	2	2	4	4	Permit Parking	7
			West Side	2	2	3	3	Permit Parking	7
Summer St	School St	Preston Rd	North Side	9	9	10	12	Permit Parking	17
			South Side	0	0	0	0	No Parking	0
School St	Summer St	Avon St	East Side	3	3	4	4	Permit Parking	6
			West Side	0	0	0	0	No Parking	0
	Avon St	Berkeley St	East Side	3	3	3	3	Permit Parking	8
			West Side	2	2	3	4	Permit Parking	8
Summer St	School St	Prescott St/Quincy St	North Side	4	4	5	5	2 Hr Parking (See Notes)	11
			South Side	0	0	0	0	No Parking (See Notes)	0
	Prescott St/Quincy St	Church St	North Side	0	0	0	0	No Parking	0
			South Side	6	6	6	6	2 Hr Parking	7
			TOTAL:	35	35	42	45		78

Additional Notes:

- Location start of study was south of 30-min parking sign at approximately 55 School Street
- 30-min parking (2 spots) on School St @ southeast corner of Summer St and School St
- Handicap parking (2 spots) on east side of School St south of 30-min parking
- Bus stop on Summer St @ northeast and southeast corner of Summer St and School St