



**Transportation Access Plan**

Union Square Revitalization Parcel D2.1  
Office and Lab

March 25, 2019

Prepared for:

Union Square RELP Master Developer LLC

Prepared by:

Stantec Consulting Services

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## Executive Summary

The currently proposed D2 Block portion of the Union Square Revitalization will be constructed within an approximately 154,000 square foot parcel (3.54 acres) parcel of land within the approved Union Square Redevelopment area in Somerville, Massachusetts. This development site is bordered to the north by Somerville Avenue, to the east by residential and commercial properties and Allen Street, to the south by MBTA railroad tracks, and to the west by Prospect street. The development site includes three parcels which will be referred to as D2.1, D2.2 and D2.3. Two structures are proposed, with an internal lot line dividing the D2.2 and D2.3 parcels. The D2.1 project will consist of a commercial/life-science building while the D2.2 and D2.3 will be mixed used residential. D2.2 and D2.3, although distinct buildings for DSPR purposes, will operate as one residential project. Combined, the three building projects total approximately 195,550 SF of commercial space, with 21,430 SF being retail, 16,220 SF dedicated to Arts and Creative Economy uses, and the balance Office or Lab space. The residential portion of the project includes 450 dwelling units.

D2.1 is a 7-story, approximately 178,890 square foot commercial life-science building. It is comprised of approximately 12,090 square feet of ground floor retail, above which 166,800 square feet of commercial space is distributed across 6 additional levels. Approximately 8,900 square feet of this commercial area will be dedicated to Arts and Creative Enterprise uses. Parking needs of D2.1 will be accommodated by the shared parking garage that sits below the D2.2 and D2.3 building footprints. D2.1 loading and servicing occurs through a three-bay loading docking accessible via the new D2 Alley. Two WB-40 trucks will provide service to commercial tenants on upper levels while a smaller bay for single unit trucks will provide for retail servicing. 58 bicycle parking spaces will be provided for D2.1 44 of these spaces will be sheltered and secured within a dedicated bicycle parking area at the ground floor. 14 additional spaces will be provided at the building's exterior for short-term use.



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## TRANSPORTATION ACCESS PLAN

### 1.0 ILLUSTRATIVE SITE PLAN

The proposed D2.1 development (Office/Lab | Union Square Revitalization) will be located on the corner of Somerville Avenue and Prospect Street, abutting the proposed thoroughfare on the East and Bennett Court on the west. The D2.1 development will be a stand-alone structure that shares parking and civic amenities located on the D2.2 and D2.3 parcels.

The attached illustrative site plan depicts the site landscaping and ground level floor plans.

### 2.0 TRANSPORTATION ELEMENTS PLAN

The D2.1 parcel abuts the public sidewalk along Prospect Street and Somerville Avenue, as part of the project the public sidewalks along Prospect Street side will be rehabilitated and widened including the addition of streetscape and connections to the civil space located on the D2 parcel. The City of Somerville will reconstruct the sidewalk along Somerville Avenue as part of its Somerville Avenue Utility Improvement Project, resulting in a wider pedestrian path and improved streetscape prior to occupancy of D2.1. Two curb cuts will be created, one for Bennett Court and one for Milk alley. Three curb cuts along Prospect Street and two along Somerville Avenue will be closed resulting in a net reduction of three curb cuts.

The attached transportation elements plan (Figure 2) depicts proposed transportation elements in blue, existing to be removed in red and existing to remain in grey.

#### 2.0.1 STREET SIGNAGE

Street signage will be provided along Milk Alley, Charlestown Place and Bennett Court to enforce parking regulations and increase pedestrian safety. All intersections will be stop controlled and pedestrian crossing signs will be installed on both sides of the Bennett Court and Charlestown Place crosswalks. Parking enforcement signs for short term drop off / pick will be installed at the end of the Charlestown Place near the entrance to the MBTA station and Bennett Court. Two building mounted no parking signs will be posted on the Alley side of D2.1 and an additional four no parking signs on sign posts will be installed along Bennett Court. The Prospect Street and Somerville Avenue sides of the building will not require signage. The attached transportation elements plan (Figure 2) shows all proposed sign locations.

#### 2.0.2 PAVEMENT MARKINGS

Pavement markings will be limited to stop bars at each stop-controlled intersection, crosswalk markings at the intersection of the alley and Somerville Avenue, Bennett Court and Charlestown Place and Short-Term parking along Charlestown Place. The attached transportation elements plan (Figure 2) shows all proposed pavement markings.



### 2.0.3 STREET FURNITURE

The D2.1 parcel will abut the public sidewalks along Prospect Street and Somerville Avenue (both are designated as pedestrian streets in the Union Square zoning), as a result an effort has been made to reduce street furniture within primary pedestrian routes in the public right of way. Amenities such as benches and seating areas are concentrated in the civic space where ample space is available. Short-term bicycle parking has been consolidated to provide parking on the exterior of each building without reducing sidewalk width.

## 3.0 PEDESTRIAN ACCESS PLAN

Pedestrian access is available on all faces of the building, by way of either sidewalks or the civic space connecting to Bennett Court. Bennett Court, located on the southern side of the D2.1 parcel, will be a flush plaza designed to promote pedestrian access between the Green Line and the project site. Vehicular access will also occur through Bennett Court and deliveries will be coordinated with the property manager and encouraged to occur during off peak hours. Consistent with the CDSP, the proposed civic spaces are concentrated around the new Green Line Union Square MBTA station and along the Prospect Street frontage (a designated pedestrian street in the Union Square Zoning) in order to create a strong pedestrian connection between Union Square Station and the Union Square Plaza. The primary access for vehicles will be the alley allowing the proposed building structures to separate primary onsite pedestrian activity and onsite vehicular activity zones.

Pedestrians will be encouraged to use entry points along Prospect Street and Somerville Avenue. On site pedestrian walkways and seating areas will be located within the civic space parallel to Prospect Street. The intersection of Bennett Court and Prospect Street will be at grade connecting the pedestrian plaza to the public right of way and providing ADA access to the Project and MBTA Union Square Station. Sidewalks with variable width will be provided on all sides of the D2.1 structure. Along the Milk Alley side of D2.1, 4.0' minimum clear width sidewalks are provided, pedestrian access widens to a 6' minimum clear width along Bennett Court, 7' minimum clear width along Prospect Street and a 12'+ along Somerville Avenue. Sidewalks will connect to the residential neighborhood along Charlestown Street providing pedestrian access to and from the MBTA station as well as the civic space.

### Transit Access

The Union Square Area is currently served by several MBTA bus service stops within a half-mile radius and rapid transit via the orange approximately one mile away (Sullivan Square). With the addition of the Union Square Green Line station the D2 parcel will become a transit hub. Consistent with the goals of the Union Square Revitalization Plan, the project will help facilitate improved public transit service by constructing critical improvements that benefit the future Union Square Station and access to it.

Pedestrian and bicycle access will be considerably improved, public sidewalks along Prospect Street and Somerville Avenue will be widened and connected to the civic space. Public sheltered bicycle parking will be provided directly adjacent to the MBTA platform, accessible from the north via Milk Alley which provides connectivity to Somerville's existing bicycle path network. The proposed thoroughfare will also connect Charlestown Place to the existing residential neighborhood to the South-East of the project site. The new east-west connection will provide a point of access to the site and future MBTA station.





Transit riders using vehicles to access the site will have public parking available in the garage, with spaces dedicated for carpools, vanpools, car-share vehicles and green vehicles among others. The MBTA’s The Ride paratransit service will also be accommodated on site. Located at the end of Charlestown Place in a prioritized location within 100 feet of the MBTA station entry, a designated accessible drop off area for The Ride vehicle will be supported with a five foot wide access aisle in compliance with MassDOT requirements. East of the preferred point of arrival, three additional short-term parking spaces facilitate short term delivery and pick up of passengers and remain within convenient distance of the station.

## 4.0 BICYCLE PARKING PLAN

Existing bicycle paths located or planned along Prospect Street and Somerville Avenue will remain in the proposed condition. Primary access for the bicycles will be provided through the alley from Somerville Avenue. Along this section of Somerville Avenue the bicycle track lane runs next to the sidewalk and is vertically separated from vehicular lanes allowing bicycle access to the D2.1 site without creating a turning movement conflict.

Bicycle parking for D2.1 parcel will be provided on the D2.1 site with 61 spaces. 47 of these spaces will be interior and 14 additional spaces will be located on the exterior of the building for short term use. Bicycle requirements have been determined using the City of Somerville’s short term and long-term rates based on proposed program. The results are summarized in Table 2 below. A bicycle parking plan (Figure 4) is also included depicting the locations of interior long-term parking and exterior short-term bicycle parking allocated for D2.1.

**Table 2 – Short Term and Long Term Bicycle Parking Calculations**

Use Category	Short Term (Minimum)	Long Term (Minimum)	Program Area (SF / RM / DU)	Short Term Req.	Long Term Req.
Arts & Creative Enterprise	1.0 PER 10,000 SF	1.0 PER 3,000 SF	8,800	1	3
Office	1.0 PER 20,000 SF	1.0 PER 3,000 SF	62,300	3	21
Lab	1.0 PER 20,000 SF	1.0 PER 5,000 SF	95,600	5	20
Retail	1.0 PER 2,500 SF	1.0 PER 10,000 SF	12,090	5	2
			<b>Total</b>	<b>14</b>	<b>46</b>

## 5.0 MOTOR VEHICLE PARKING PLAN

### Vehicular On Street

On street parking is currently not permitted along the project frontage and no modifications will be made as part of the proposed development. A short-term drop-off / pick up area accommodating up to three vehicles and one additional space dedicated for ADA / the RIDE drop off will be included as part Charlestown Place adjacent to the MBTA station. Two Drop-off spaces, for shared use between Parcel D2.2 and D2.1 will be located on the South side of Bennett Court.



## Vehicular Off Street

Parking needs of the D2.1 parcel will be accommodated by the shared parking garage located on the D2.2 / D2.3 parcels. The parking garage will be a three-story garage with approximately 269 total parking spaces. 51 of which will be designates for compact cars and 14 EV spaces with dual charging stations, 10 electric charging stations, 14 carpool spaces and 7 ADA accessible spaces. Parking will be evenly distributed across all three levels, with 82 spaces on the level 1, 109 on level 2 and 78 on level 3. Entrance and exit for the garage and the D2.1 interior loading dock are provided from the alley. Four drop-off parking spaces are located along Charlestown Place that will be shared for the D2 development and serve MBTA's The Ride paratransit program.

## Parking Demand

Off-street parking requirements for the Union Square Overlay district (USQ) mandate a maximum number of parking spaces to promote alternate methods of transportation and will work in concert with the Project's transportation demand management strategies. Parking demand has been estimated using a demand model provided by the City of Somerville, the results are summarized in Table 3 below. Ultimately, as a shared and "unbundled" resource, parking by building use for each of D2.1, D2.2, and D2.3 will vary from demand calculations.

**Table 3 – D2.1 Vehicular Parking Demand Calculations**

Building Use	GSF	Adjusted Rate	Required Parking
Office / Lab / Creative	166,800 SF	0.80 / 1,000 SF	133
Retail	12,090 SF	1.52 / 1,000 SF	18
<b>Total</b>	<b>178,890</b>	<b>Total</b>	<b>151</b>

Vehicular parking plans (Figure 5A, 5B and 5C) is included with this narrative depict motor vehicle parking locations on site and within each floor of the shared parking garage.

## 6.0 VEHICULAR MOVEMENT PLAN

### Loading Access

D2.1 loading and servicing occurs through a three-bay loading dock accessible via Milk Alley. The loading dock accommodates two WB-40 trucks to service commercial tenants on upper floor levels and one smaller bay for box-trucks providing service for retail uses. Primary access for the loading dock will be from Somerville Ave, access from Bennett court will be allowed, however deliveries will be coordinated with the property manager and encouraged to occur during off-peak hours.

Turning movements in and out of the site and loading dock have been analyzed for passenger cars, the RIDE vehicles, emergency vehicles and WB-40 tractor trailers. Passenger cars and the RIDE vehicles will be able to enter the site and turnaround using the traffic circle at the end of Charlestown place. Larger delivery vehicles, such as WB-40's will reverse into the loading dock and will either exit via Bennett court or use Bennett Court as a turn around in order to exit onto Somerville Avenue. Emergency vehicles will be able to enter and exit via Bennett Court without the need to reverse direction. Waste pick-up will also occur through the loading dock in a similar manner as WB-40 vehicles. During off-peak hours, waste removal vehicles will be able to exit the site via Bennett Court or Milk alley. Vehicular movement paths have been graphically shown using AutoTurn software in the attached vehicular movement plans.



# **FIGURES**

**Illustrative Site Plan**



- Legend:
- Commercial Lobby
  - Residential Lobby
  - Retail/Active Use
  - MBTA
  - Parking/Back of House
  - Back of House
  - Circulation
  - Lot Boundaries

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Permit-Seal



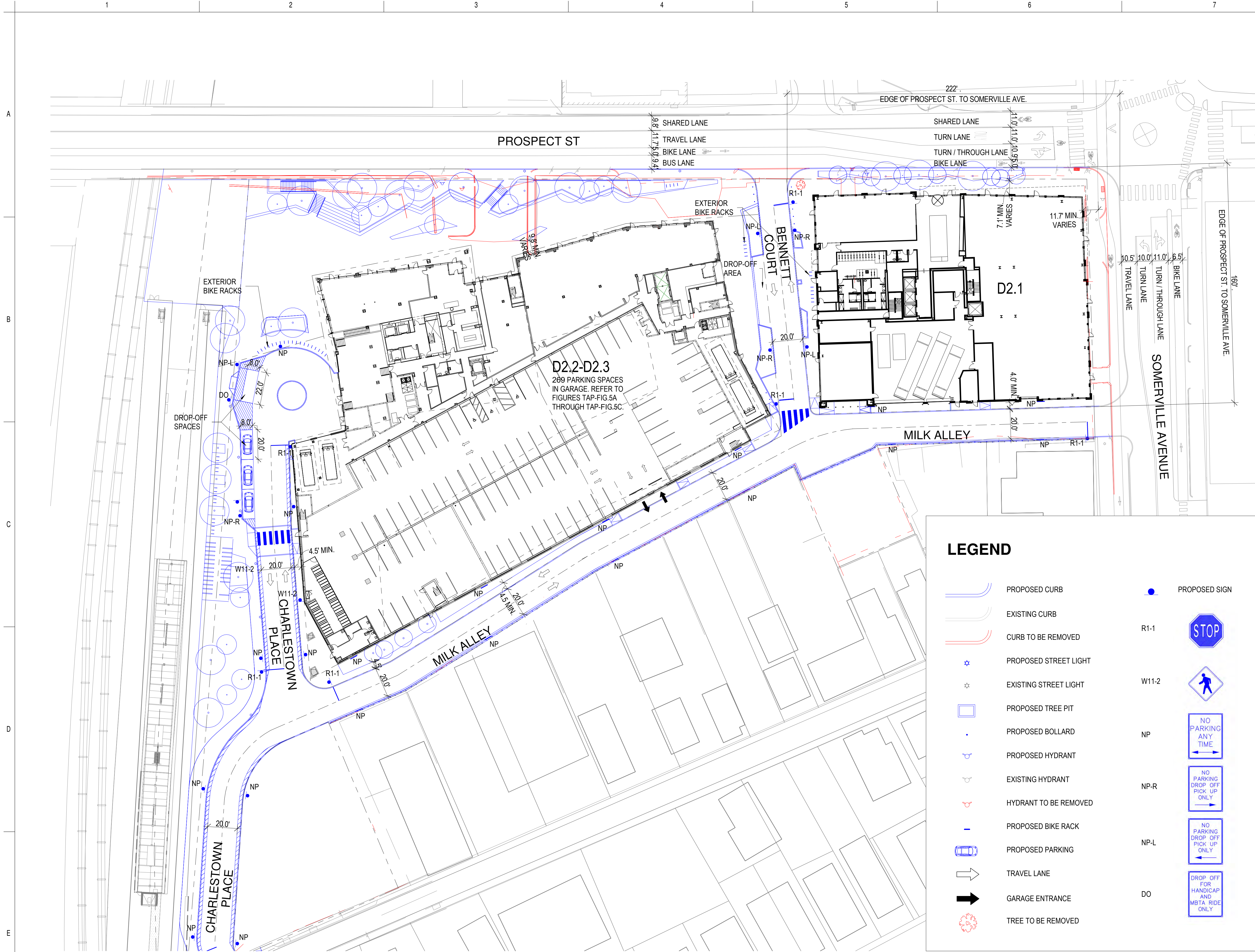
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DSPR - THOROUGHFARE PLAN SET	YK	SGS	2019.03.25
Issued/Revision	By	Appd	YYYY.MM.DD
Title OVERALL ILLUSTRATIVE SITE PLAN			

Project No. 210801584/85	Scale AS SHOWN
Drawing No.	

**TAP-FIG.1**

# **FIGURES**


Transportation Elements Plan



### LEGEND

	PROPOSED CURB		PROPOSED SIGN
	EXISTING CURB	R1-1	
	CURB TO BE REMOVED	W11-2	
	PROPOSED STREET LIGHT	NP	
	EXISTING STREET LIGHT	NP-R	
	PROPOSED TREE PIT	NP-L	
	PROPOSED BOLLARD	DO	
	PROPOSED HYDRANT		
	EXISTING HYDRANT		
	HYDRANT TO BE REMOVED		
	PROPOSED BIKE RACK		
	PROPOSED PARKING		
	TRAVEL LANE		
	GARAGE ENTRANCE		
	TREE TO BE REMOVED		

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DSPR - TRANSPORTATION ACCESS PLAN FIGURES	JEL	FH	2019.03.25
Issued/Revision	By	App'd	YYYY.MM.DD
Title TRANSPORTATION ACCESS PLAN FIGURES			
TRANSPORTATION ELEMENTS PLAN			
Project No. 210801584/85	Scale AS SHOWN	Drawing No.	

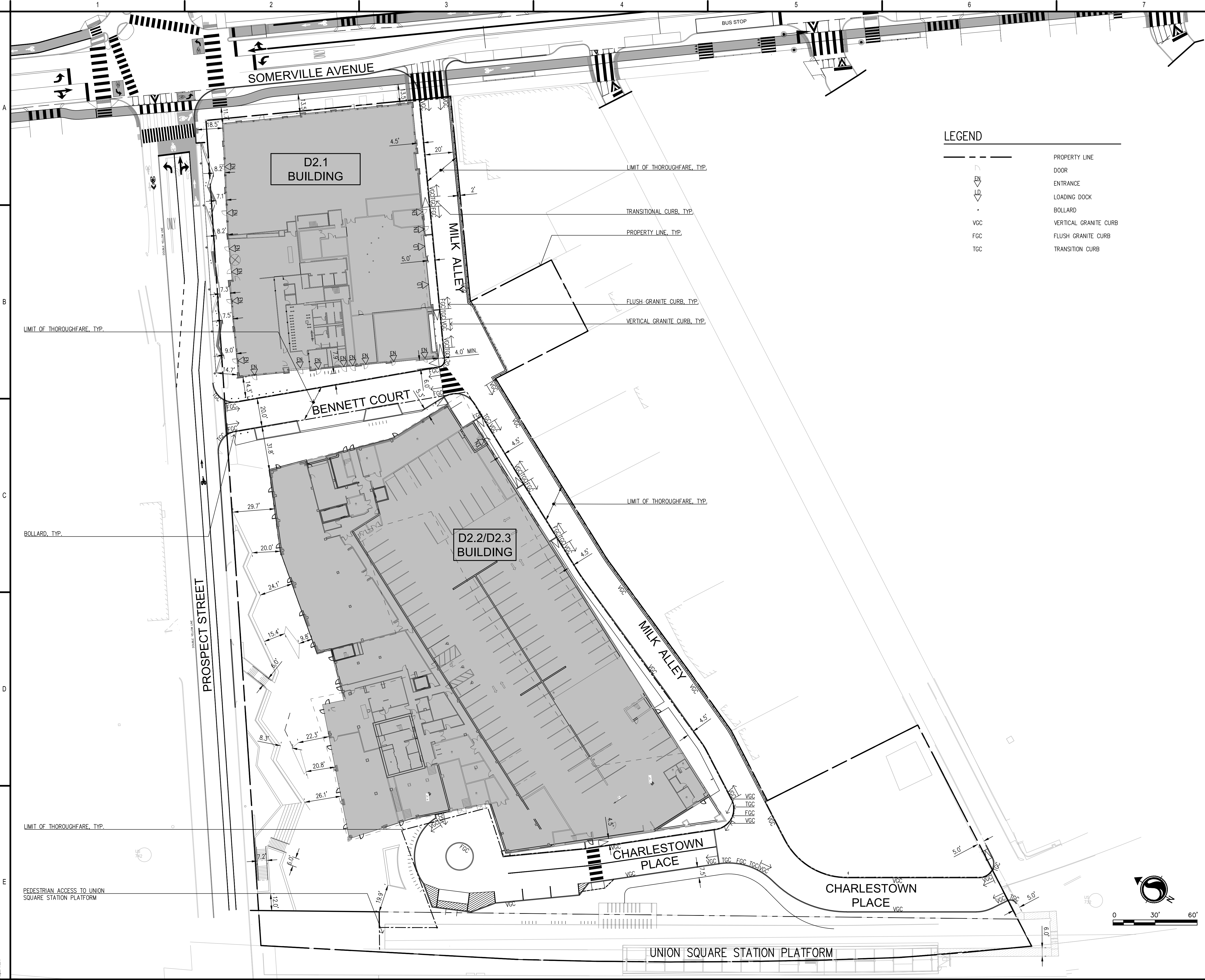
 **1** TRANSPORTATION ELEMENTS PLAN  
 1" = 30'-0"

**TAP-FIG.2**

NO. 210801584/85 - SOMERVILLE D2.2/D2.3 TRANSPORTATION ACCESS PLAN  
 PREPARED BY: bKL ARCHITECTURE LLC  
 DATE: 03/25/2019

# **FIGURES**

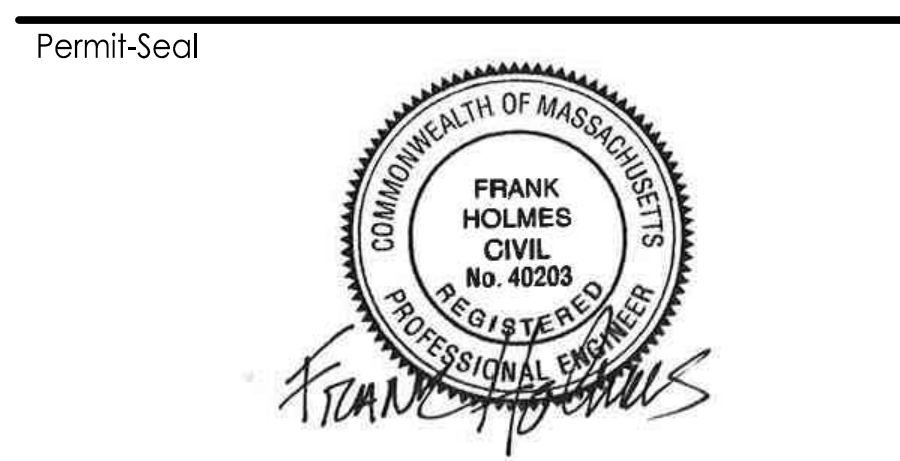
## **Pedestrian Access Plan**



**LEGEND**

---	PROPERTY LINE
◁ ▷	DOOR
◁ ▷	ENTRANCE
◁ ▷	LOADING DOCK
•	BOLLARD
VGC	VERTICAL GRANITE CURB
FGC	FLUSH GRANITE CURB
TGC	TRANSITION CURB

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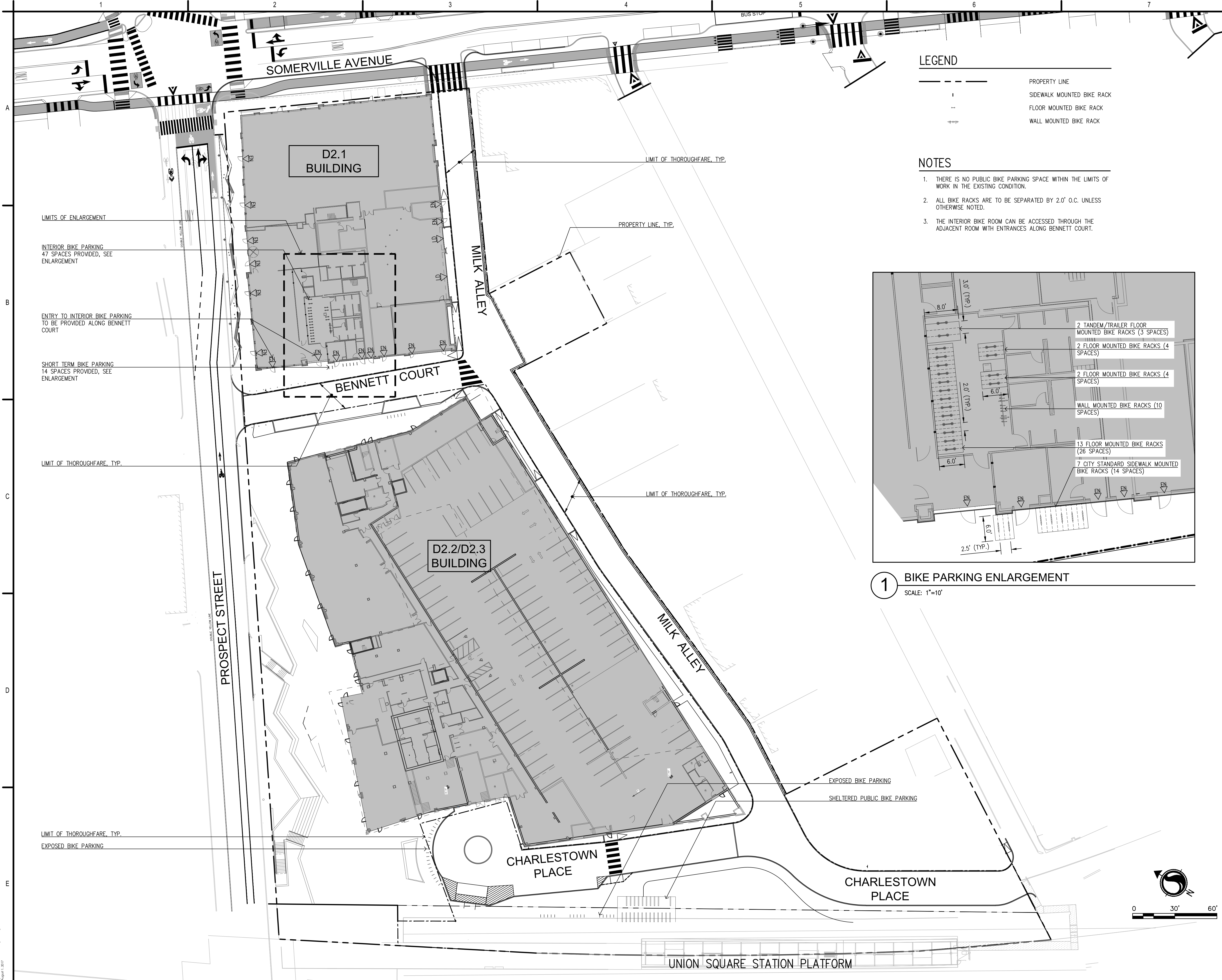
Issue/Revision	JEL	PH	2019.03.25
Title			
TRANSPORTATION ACCESS PLAN FIGURES			
PEDESTRIAN ACCESS PLAN			
Project No.	Scale		
210801584/85	AS SHOWN		
Drawing No.			

**TAP-FIG.3**



# **FIGURES**

## **Bicycle Parking Plan**



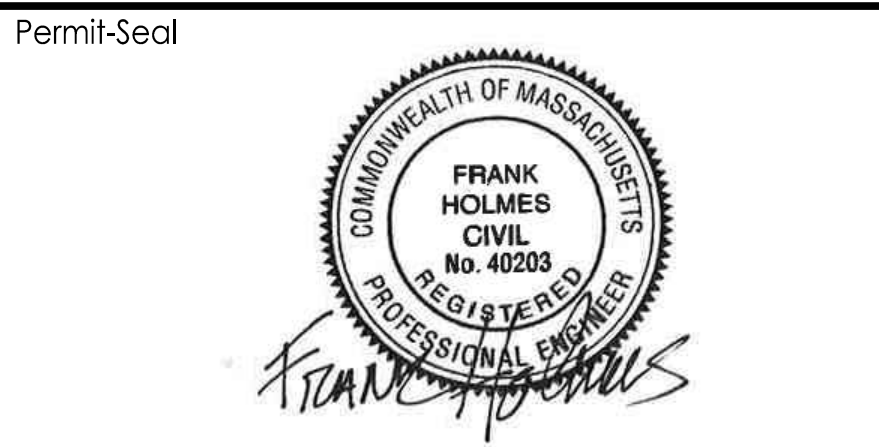
- LEGEND**
- PROPERTY LINE
  - - - - - SIDEWALK MOUNTED BIKE RACK
  - - - - - FLOOR MOUNTED BIKE RACK
  - ==== WALL MOUNTED BIKE RACK

- NOTES**
1. THERE IS NO PUBLIC BIKE PARKING SPACE WITHIN THE LIMITS OF WORK IN THE EXISTING CONDITION.
  2. ALL BIKE RACKS ARE TO BE SEPARATED BY 2.0' O.C. UNLESS OTHERWISE NOTED.
  3. THE INTERIOR BIKE ROOM CAN BE ACCESSED THROUGH THE ADJACENT ROOM WITH ENTRANCES ALONG BENNETT COURT.



**1 BIKE PARKING ENLARGEMENT**  
SCALE: 1"=10'

SOMERVILLE USE ONLY



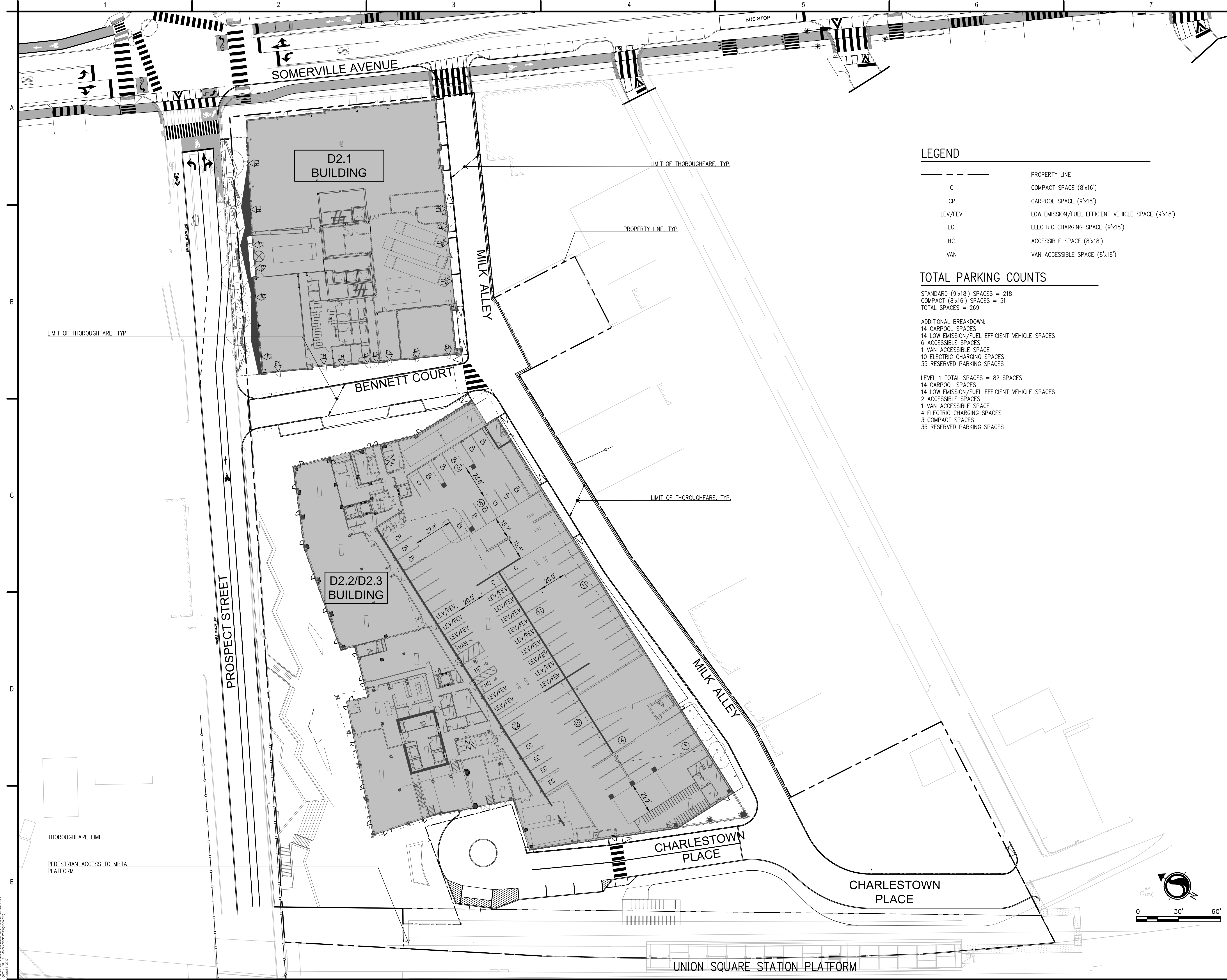
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ISSUED/REVISION	JEL	FH	2019.03.25
TRANSPORTATION ACCESS PLAN FIGURES			
BICYCLE PARKING PLAN			

Project No. 210801584/85  
Scale AS SHOWN  
Drawing No.

# **FIGURES**

## **Motor Vehicle Parking Plan**



**LEGEND**

---	PROPERTY LINE
C	COMPACT SPACE (8'x16')
CP	CARPPOOL SPACE (9'x18')
LEV/FEV	LOW EMISSION/FUEL EFFICIENT VEHICLE SPACE (9'x18')
EC	ELECTRIC CHARGING SPACE (9'x18')
HC	ACCESSIBLE SPACE (8'x18')
VAN	VAN ACCESSIBLE SPACE (8'x18')

**TOTAL PARKING COUNTS**

STANDARD (9'x18') SPACES = 218  
 COMPACT (8'x16') SPACES = 51  
 TOTAL SPACES = 269

ADDITIONAL BREAKDOWN:  
 14 CARPOOL SPACES  
 14 LOW EMISSION/FUEL EFFICIENT VEHICLE SPACES  
 6 ACCESSIBLE SPACES  
 1 VAN ACCESSIBLE SPACE  
 10 ELECTRIC CHARGING SPACES  
 35 RESERVED PARKING SPACES

LEVEL 1 TOTAL SPACES = 82 SPACES  
 14 CARPOOL SPACES  
 14 LOW EMISSION/FUEL EFFICIENT VEHICLE SPACES  
 2 ACCESSIBLE SPACES  
 1 VAN ACCESSIBLE SPACE  
 4 ELECTRIC CHARGING SPACES  
 3 COMPACT SPACES  
 35 RESERVED PARKING SPACES

Project:  
**UNION SQUARE - D2 PARCEL**  
**SOMERVILLE, MA**

PREPARED BY:  
**Stantec**  
 STANTEC  
 225 CAUSEWAY STREET, 6TH FLOOR  
 BOSTON, MA 02114

PREPARED FOR:  
**USQ**  
 UNION SQUARE RFP  
 MASTER DEVELOPER LLC (US2)  
 31 UNION SQUARE  
 SOMERVILLE, MA 02143

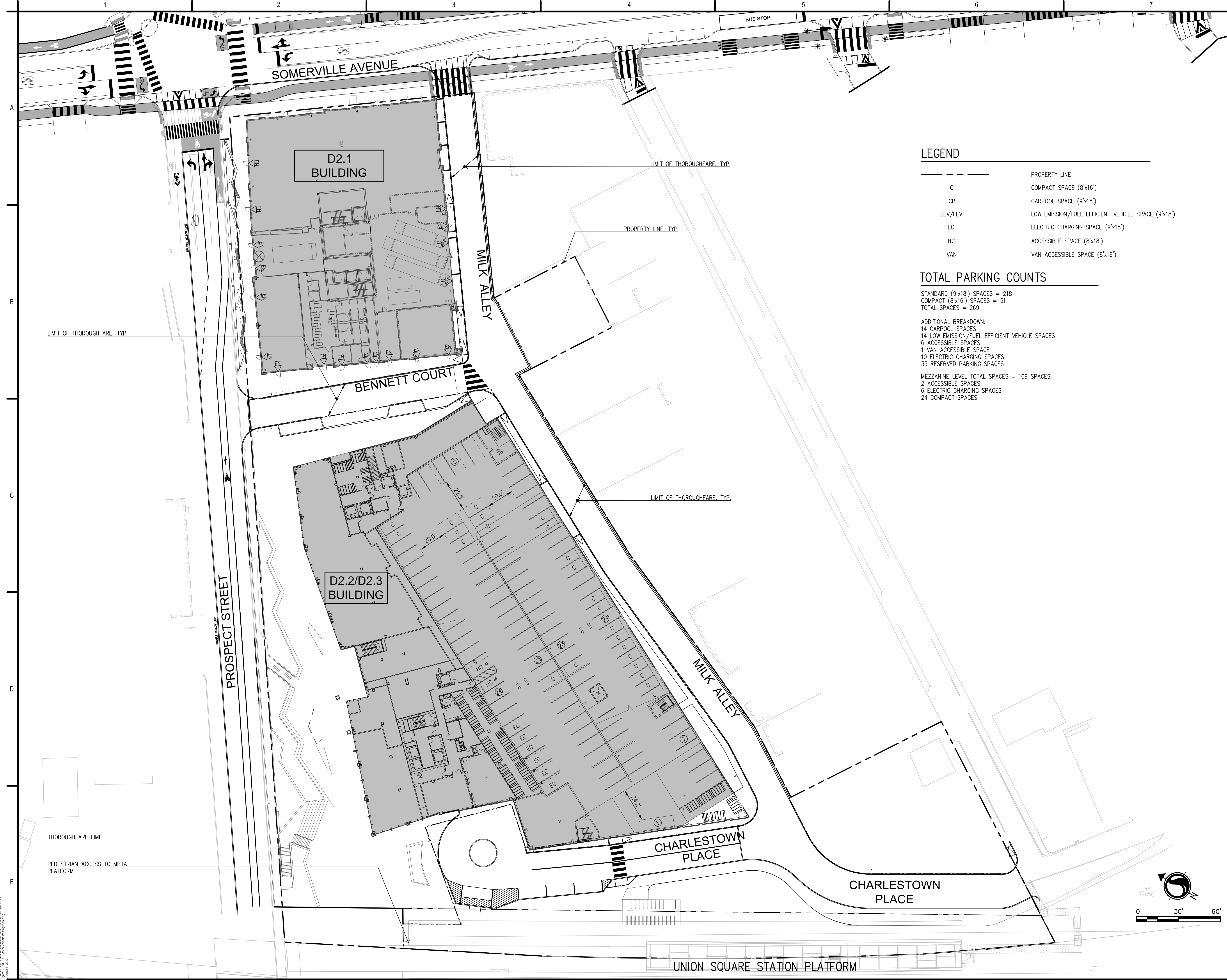
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Title			
TRANSPORTATION ACCESS PLAN FIGURES			
MOTOR VEHICLE PARKING PLAN - LEVEL 1 (P1)			
Project No.	Scale		
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Drawing No.			

**TAP-FIG.5A**

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**LEGEND**

---	PROPERTY LINE
C	COMPACT SPACE (8'x16')
CP	CARPPOOL SPACE (9'x18')
LEV/FEV	LOW EMISSION/FUEL EFFICIENT VEHICLE SPACE (9'x18')
EC	ELECTRIC CHARGING SPACE (9'x18')
HC	ACCESSIBLE SPACE (8'x18')
VAN	VAN ACCESSIBLE SPACE (8'x18')

**TOTAL PARKING COUNTS**

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 TOTAL SPACES = 269

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 6 ACCESSIBLE SPACES  
 1 VAN ACCESSIBLE SPACE  
 10 ELECTRIC CHARGING SPACES  
 35 RESERVED PARKING SPACES

MEZZANINE LEVEL TOTAL SPACES = 109 SPACES  
 2 ACCESSIBLE SPACES  
 6 ELECTRIC CHARGING SPACES  
 24 COMPACT SPACES

Project:  
**UNION SQUARE - D2 PARCEL**  
**SOMERVILLE, MA**

PREPARED BY:  
**Stantec**  
 STANTEC  
 225 CAUSEWAY STREET, 6TH FLOOR  
 BOSTON, MA 02114

PREPARED FOR:  
**USQ**  
 UNION SQUARE RFP  
 MASTER DEVELOPER LLC (US2)  
 31 UNION SQUARE  
 SOMERVILLE, MA 02143

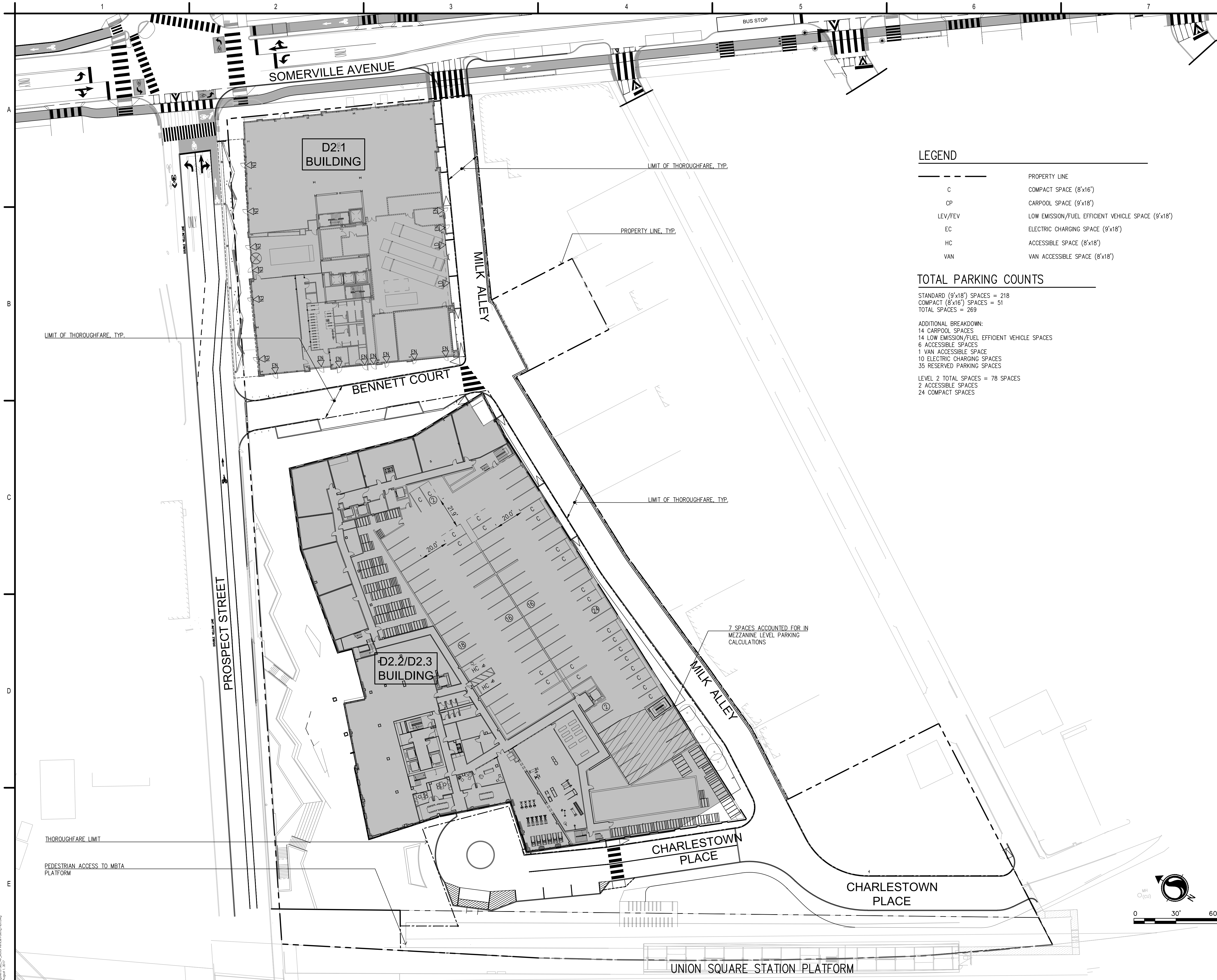
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Issued/Revision	JEL	PH	2019.03.25
DSPPR - TRANSPORTATION ACCESS PLAN FIGURES			
Title			
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MOTOR VEHICLE PARKING PLAN -			
MEZZANINE (P2)			
Project No.	Scale		
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Drawing No.			

**TAP-FIG.5B**

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**LEGEND**

- - - - -	PROPERTY LINE
C	COMPACT SPACE (8'x16')
CP	CARPOOL SPACE (9'x18')
LEV/FEV	LOW EMISSION/FUEL EFFICIENT VEHICLE SPACE (9'x18')
EC	ELECTRIC CHARGING SPACE (9'x18')
HC	ACCESSIBLE SPACE (8'x18')
VAN	VAN ACCESSIBLE SPACE (8'x18')

**TOTAL PARKING COUNTS**

STANDARD (9'x18') SPACES = 218  
 COMPACT (8'x16') SPACES = 51  
 TOTAL SPACES = 269


ADDITIONAL BREAKDOWN:  
 14 CARPOOL SPACES  
 14 LOW EMISSION/FUEL EFFICIENT VEHICLE SPACES  
 6 ACCESSIBLE SPACES  
 1 VAN ACCESSIBLE SPACE  
 10 ELECTRIC CHARGING SPACES  
 35 RESERVED PARKING SPACES

LEVEL 2 TOTAL SPACES = 78 SPACES  
 2 ACCESSIBLE SPACES  
 24 COMPACT SPACES

7 SPACES ACCOUNTED FOR IN  
 MEZZANINE LEVEL PARKING  
 CALCULATIONS

Project:  
**UNION SQUARE - D2 PARCEL**  
**SOMERVILLE, MA**

PREPARED BY:  
 Stantec  
 STANTEC  
 225 CAUSEWAY STREET, 6TH FLOOR  
 BOSTON, MA 02114

PREPARED FOR:  
  
 UNION SQUARE RFP  
 MASTER DEVELOPER LLC (US2)  
 31 UNION SQUARE  
 SOMERVILLE, MA 02143

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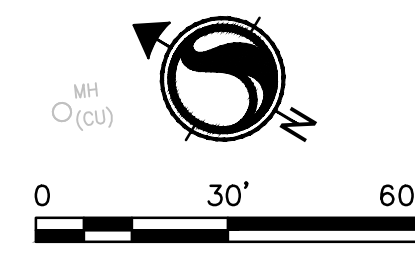
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Issue/Revision	JEL	FH	2019.03.25
DSPR - TRANSPORTATION ACCESS PLAN FIGURES	By	App'd	YYYY.MM.DD

Title  
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 MOTOR VEHICLE PARKING PLAN -  
 LEVEL 2 (P3)

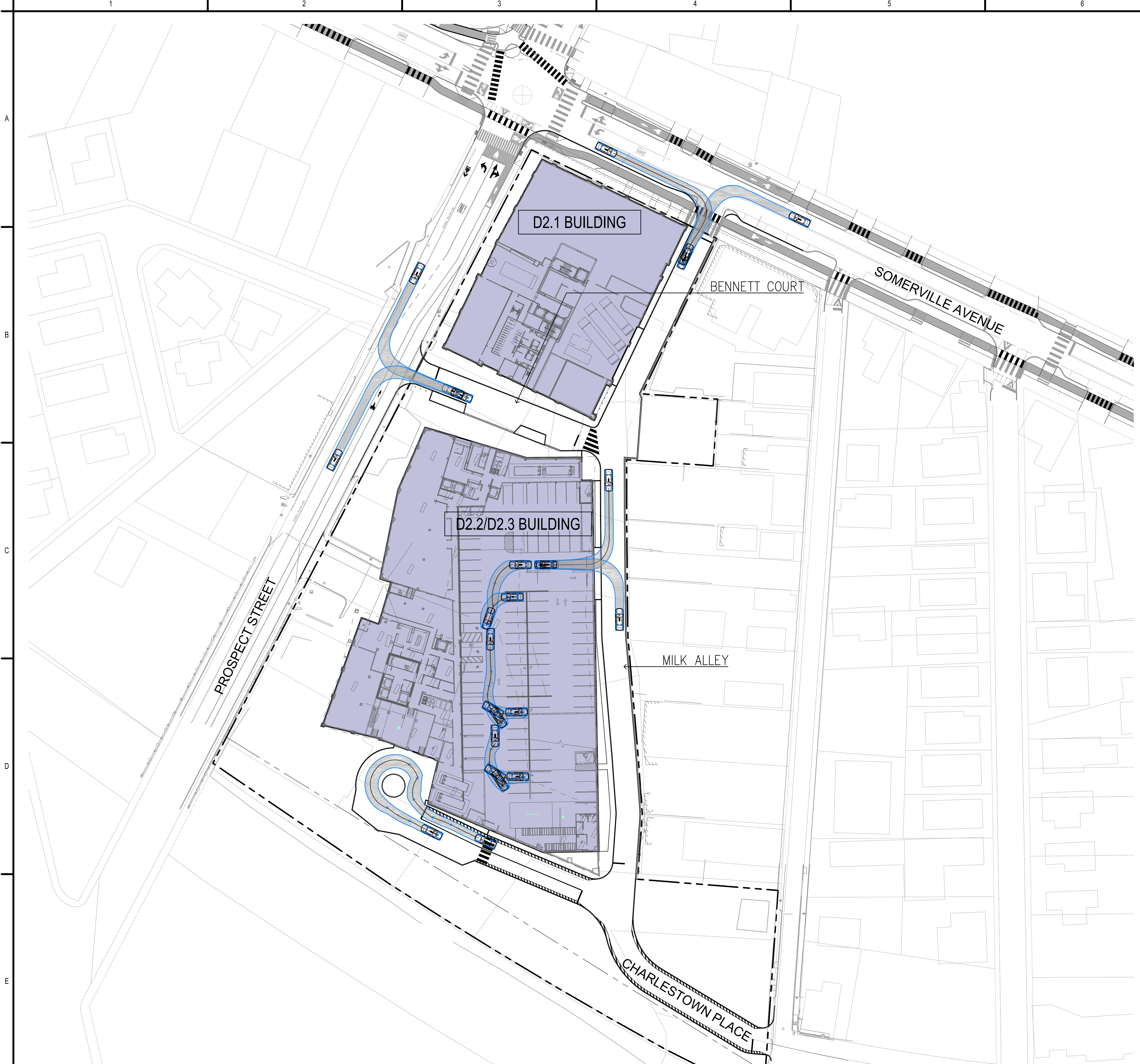
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**TAP-FIG.5C**


# **FIGURES**

## **Vehicular Movement Plans**



Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
 **Stantec**  
 STANTEC  
 226 CAUSEWAY STREET  
 BOSTON, MA 02114  
 617.523.8103

PREPARED FOR:  
 **USQ**  
 UNION SQUARE  
 STATION  
 ASSOCIATES

 PROJECT NORTH

 SCALE  
 0 40' 80'

SOMERVILLE USE ONLY

Permit-Seal

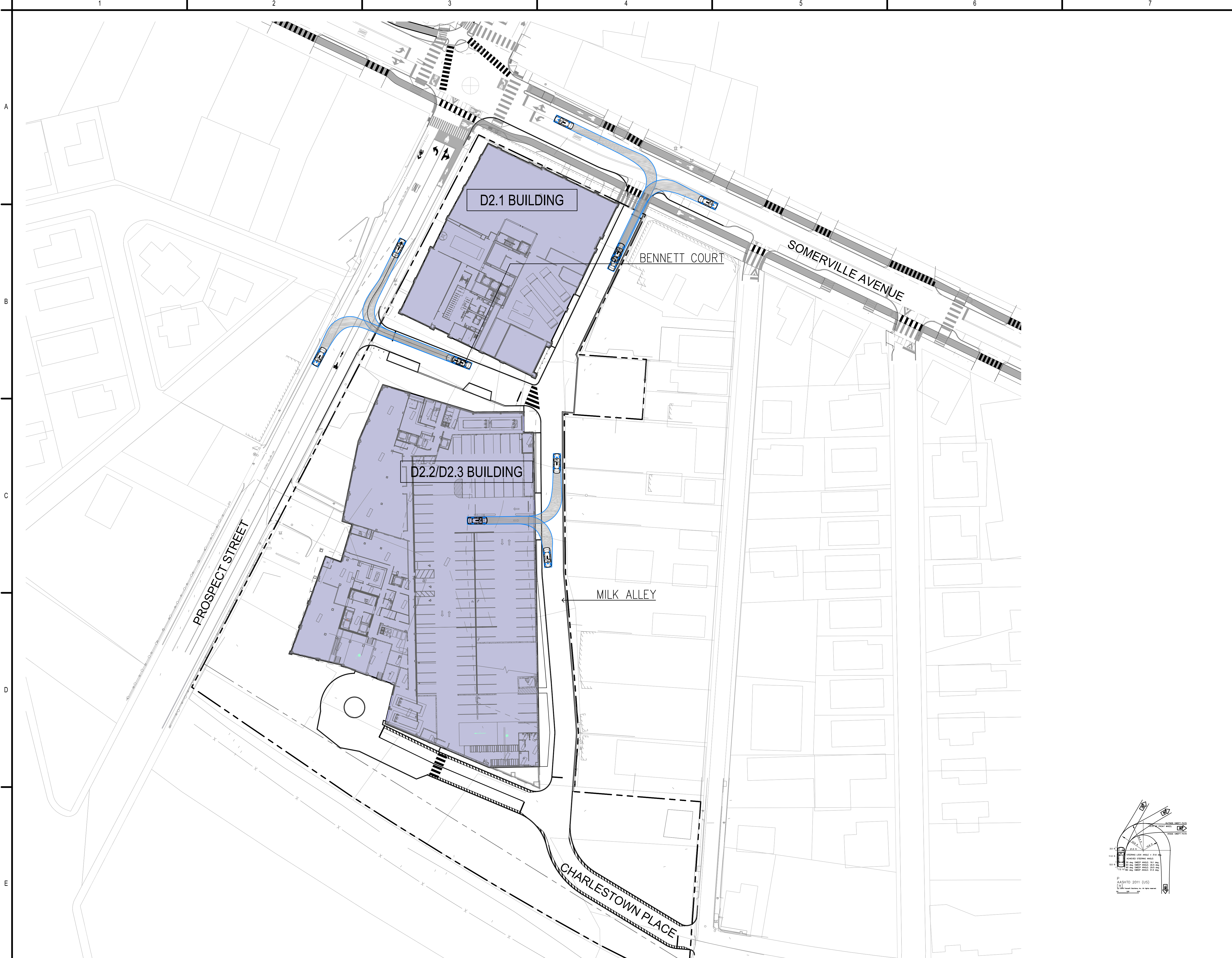


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Issued/Revision		By	App'd	TTTT.MMM.DD
Title				
<b>PASSENGER CAR - SITE ENTRANCE ANALYSIS</b>				


Project No. 210801585  
 Scale AS SHOWN  
 Drawing No.

**P-01**







Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
 **Stantec**  
 STANTEC  
 226 CAUSEWAY STREET  
 BOSTON, MA 02114  
 617.523.8103

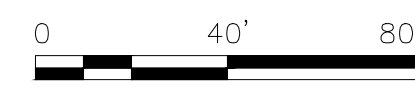
---

PREPARED FOR:  
 **UNION SQUARE STATION ASSOCIATES**

---


 PROJECT NORTH

---

 0 40' 80' SCALE

SOMERVILLE USE ONLY

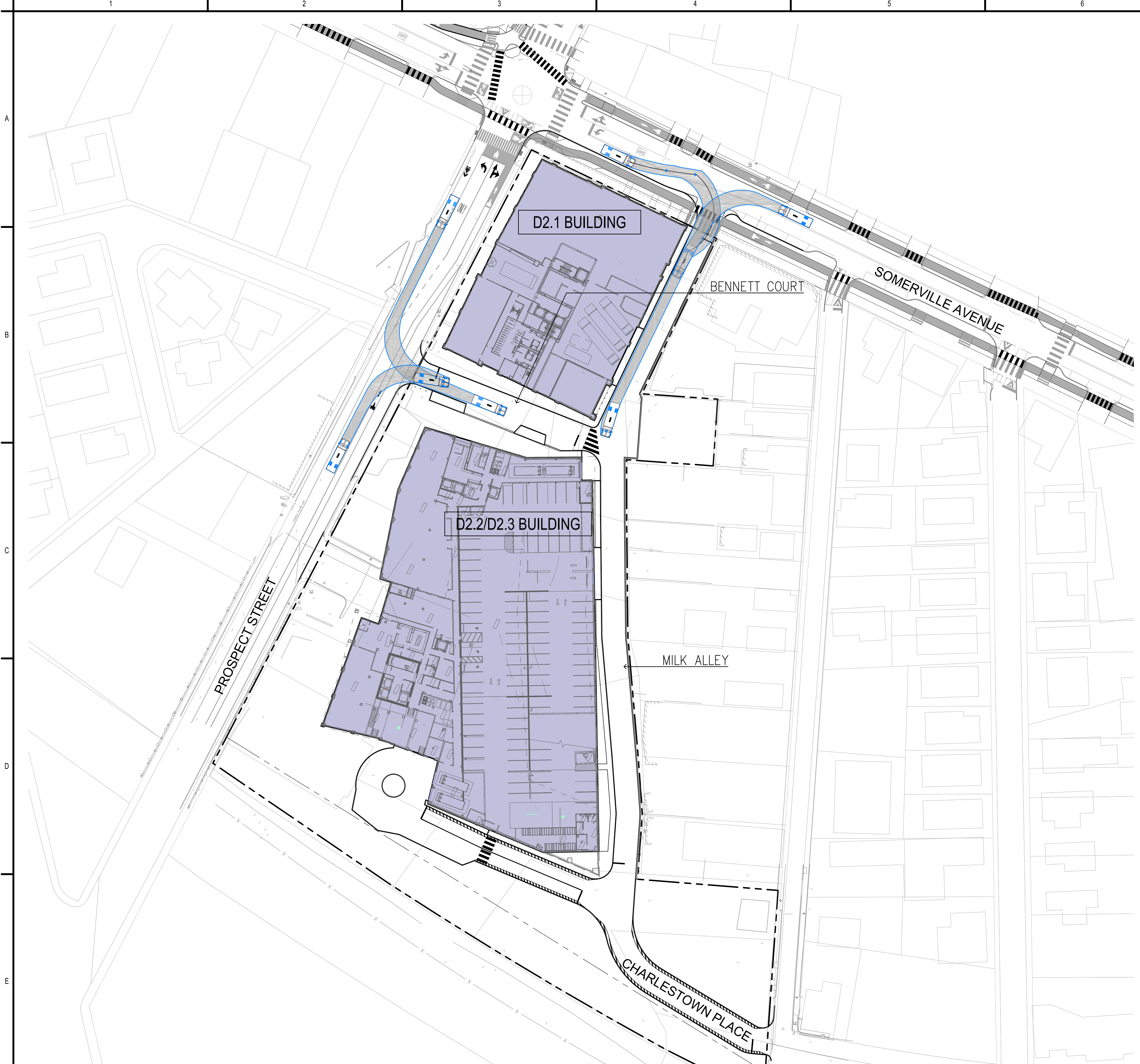
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NO.	DATE	BY	APP'D	TITLE
D2.1 REVISIONS		JEL	FH	2019.03.20
AUTOTURN - SITE ANALYSIS		JEL	FH	2019.02.12
Issued/Revision		By	App'd	TTTT.MMM.DD
Title				
<b>PASSENGER CAR - SITE EGRESS ANALYSIS</b>				

Project No. 210801585  
 Scale AS SHOWN  
 Drawing No.

**P-02**



SINGLE UNIT (30 FT) AUTOTURN  
1" = 40'-0"

TURNING RADIUS TEMPLATE

Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
 **Stantec**  
STANTEC  
226 CAUSEWAY STREET  
BOSTON, MA 02114  
617.523.8103

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PREPARED FOR:  
 **UNION SQUARE STATION ASSOCIATES**

---

PROJECT NORTH

---

SCALE

SOMERVILLE USE ONLY

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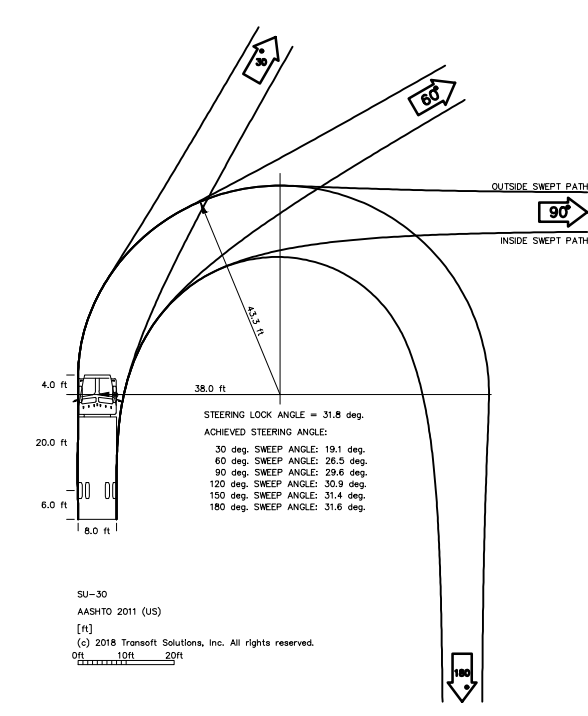
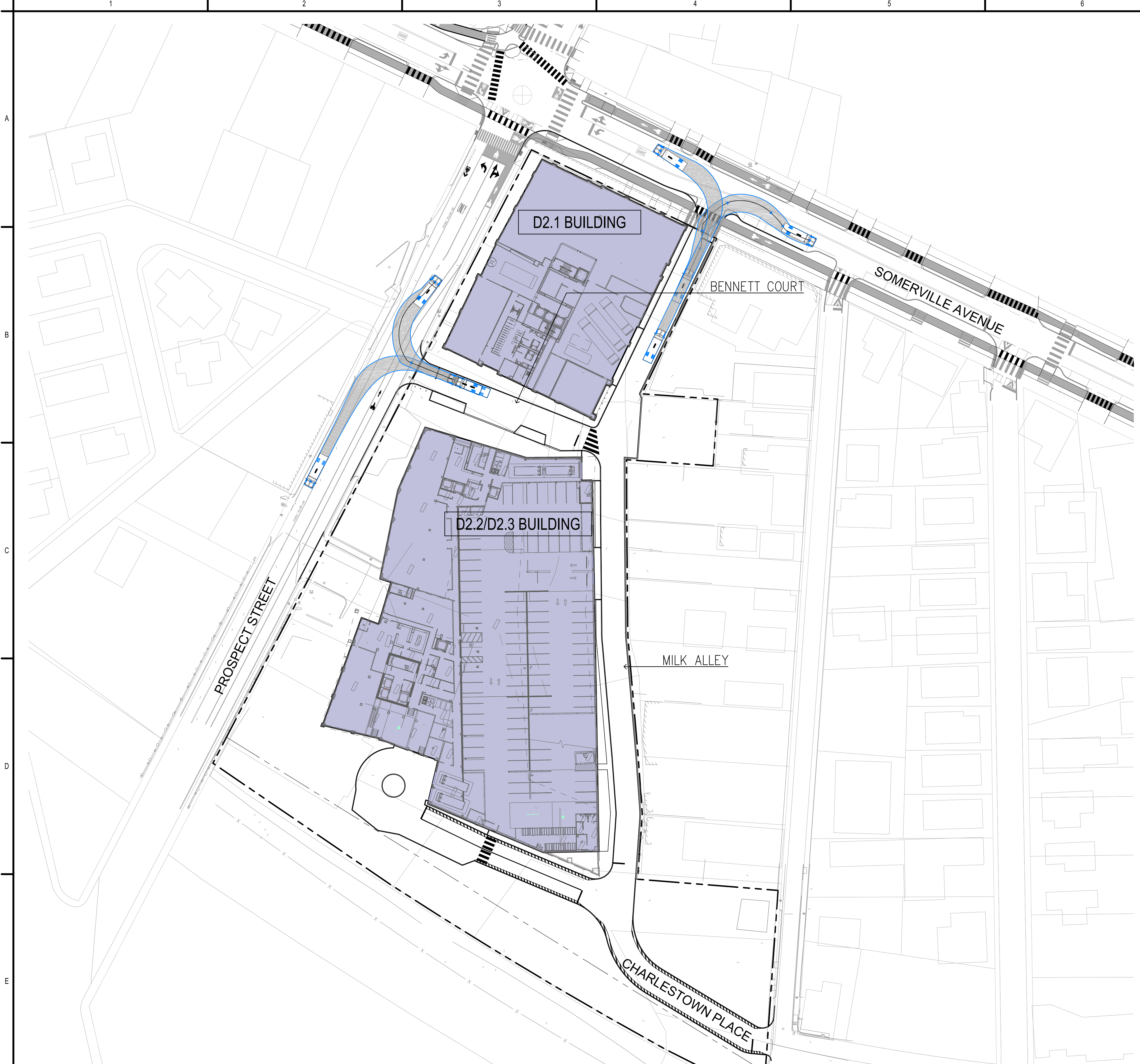
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D2.1 REVISIONS		JEL	FH	2019.03.20
AUTOTURN - SITE ANALYSIS		JEL	FH	2019.02.12
Issued/Revision		By	App'd	TTTT.MM.DD
Title				
<b>SINGLE UNIT - SITE ENTRANCE ANALYSIS</b>				

Project No. 210801585  
Scale AS SHOWN  
Drawing No.

**SU-01**

V:\210801585\210801585.dwg (Union Square) - Somerville - AutoTurn.dwg  
1/24/2019 11:28:17 AM

ORIGINAL SHEET - ARCH'D



SINGLE UNIT (30 FT) AUTOTURN  
1" = 40'-0"

TURNING RADIUS TEMPLATE

Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
 **Stantec**  
STANTEC  
226 CAUSEWAY STREET  
BOSTON, MA 02114  
617.523.8103

PREPARED FOR:  
 **UNION SQUARE STATION ASSOCIATES**

PROJECT NORTH

0 40' 80' SCALE

SOMERVILLE USE ONLY

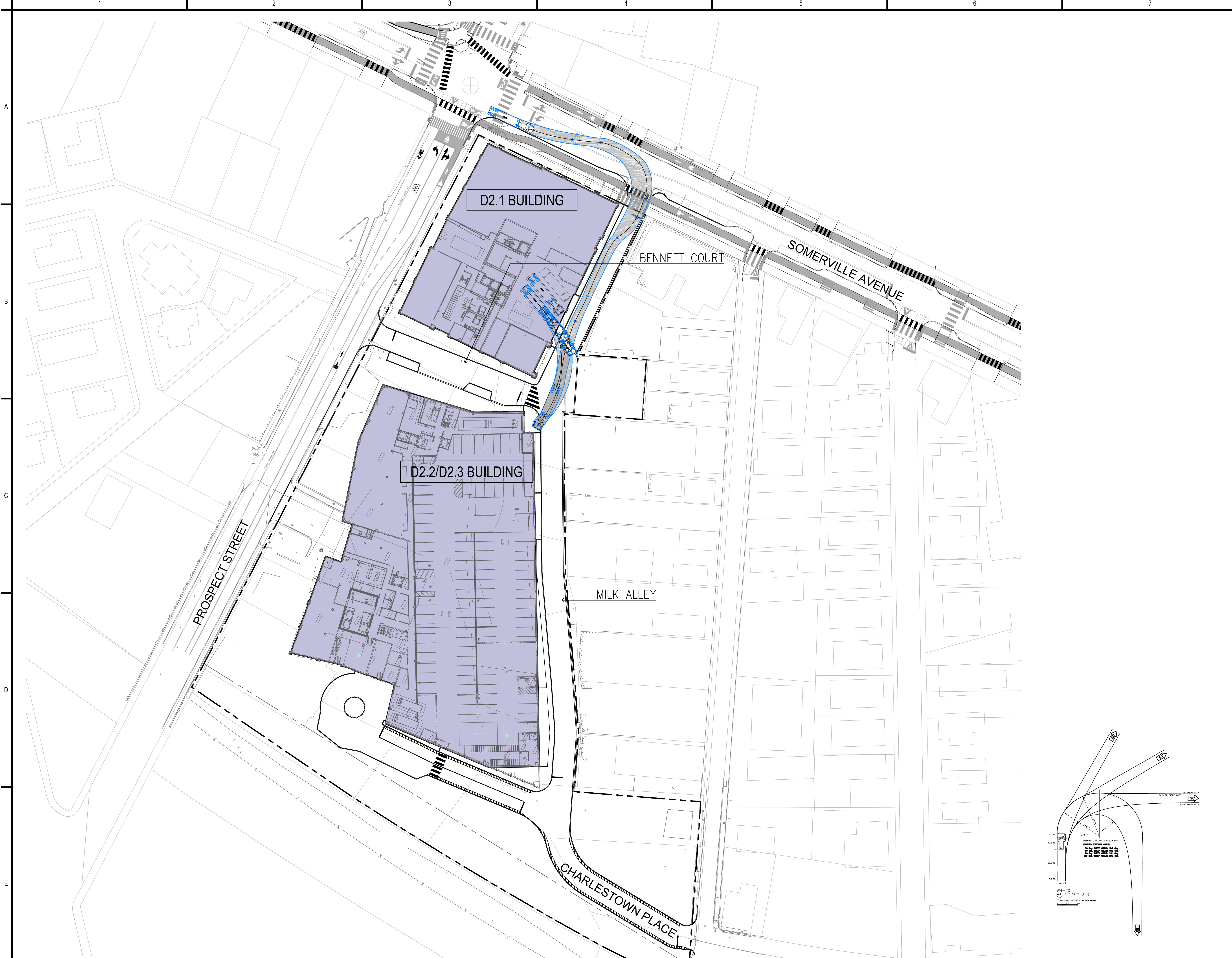
Permit-Seal

FRANK HOLMES  
CIVIL  
No. 40203  
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	BY	APP'D	TITLE
D2.1 REVISIONS		JEL	FH	2019.03.20
AUTOTURN - SITE ANALYSIS		JEL	FH	2019.02.12
Issued/Revision		By	App'd	YYYY.MM.DD
Title				
<b>SINGLE UNIT - SITE EGRESS ANALYSIS</b>				

Project No. 210801585  
Scale AS SHOWN  
Drawing No.

**SU-02**



Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
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 226 CAUSEWAY STREET  
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 617.523.8103

---

PREPARED FOR:  
**USQ**  
 UNION SQUARE  
 STATION  
 ASSOCIATES

---

PROJECT NORTH

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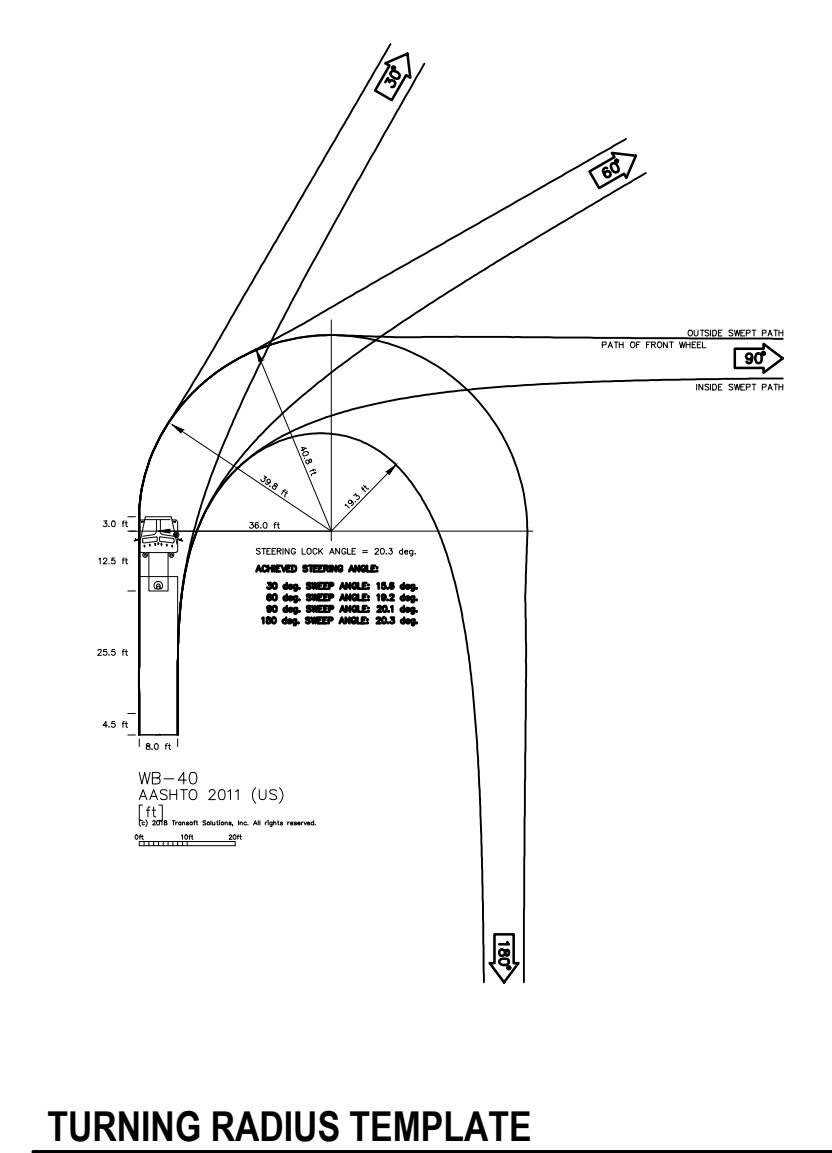
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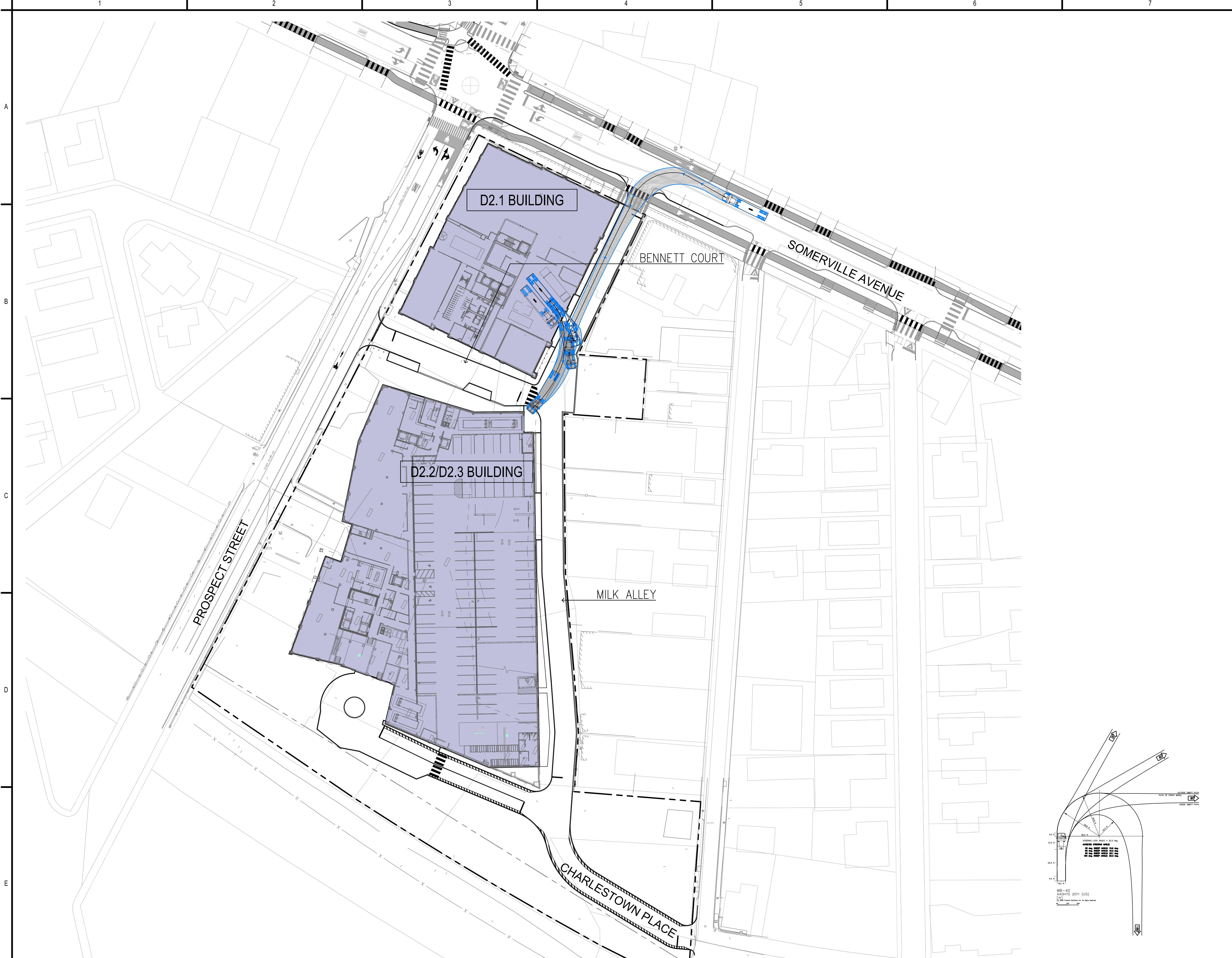
SOMERVILLE USE ONLY

Permit-Seal

*Frank Holmes*

NO.	DATE	DESCRIPTION	BY	APP'D
D2.1 REVISIONS			JEL	FH
AUTOTURN - SITE ANALYSIS			JEL	FH
Issued/Revision			By	App'd
Title				
<b>WB-40 - SOMERVILLE AVE.</b>				
<b>SITE ENTRANCE ANALYSIS</b>				
Project No.		Scale		
210801585		AS SHOWN		
Drawing No.				





Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
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PREPARED FOR:  
**USQ**  
 UNION SQUARE  
 STATION  
 ASSOCIATES

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PROJECT NORTH

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0 40' 80' SCALE

SOMERVILLE USE ONLY

Permit-Seal

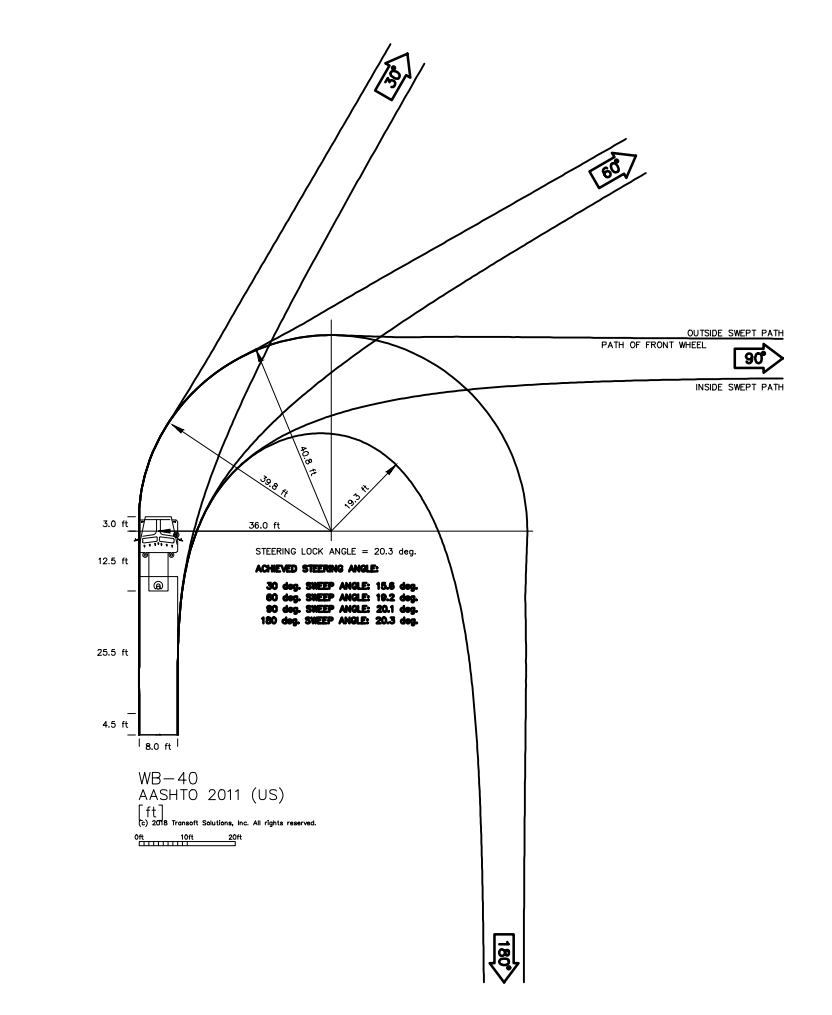
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AUTOTURN - SITE ANALYSIS		JEL	FH	2019.02.12
Issued/Revision		By	App'd	TTTT.MMM.DD

Title  
**WB-40 - SOMERVILLE AVE.**  
**SITE ENTRANCE ANALYSIS**

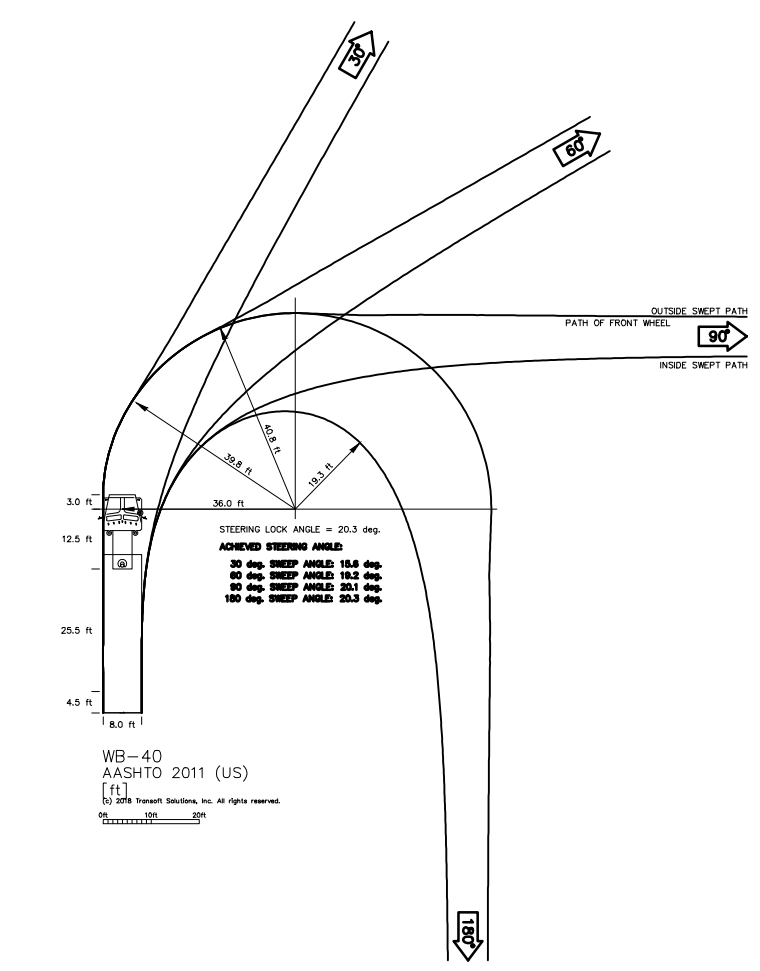
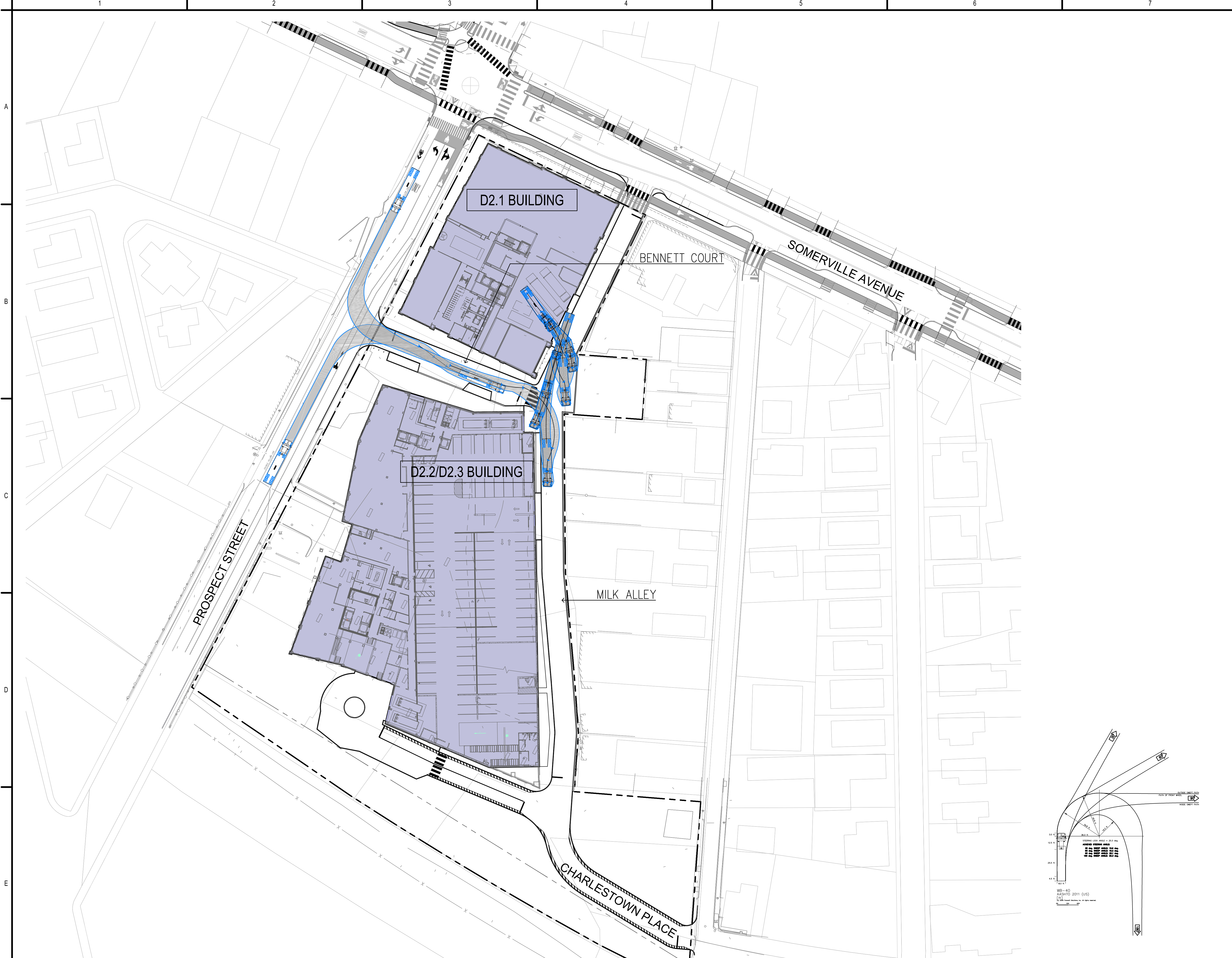
Project No.  
 210801585

Scale  
 AS SHOWN

Drawing No.



TURNING RADIUS TEMPLATE



Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
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PREPARED FOR:  
**UNION SQUARE STATION ASSOCIATES**

---

PROJECT NORTH

---

0 40' 80' SCALE

SOMERVILLE USE ONLY

Permit-Seal

NO.	DATE	BY	APP'D	DESCRIPTION
D2.1 REVISIONS		JEL	FH	2019.03.20
AUTOTURN - SITE ANALYSIS		JEL	FH	2019.02.12
Issued/Revision		By	App'd	YYYY.MM.DD

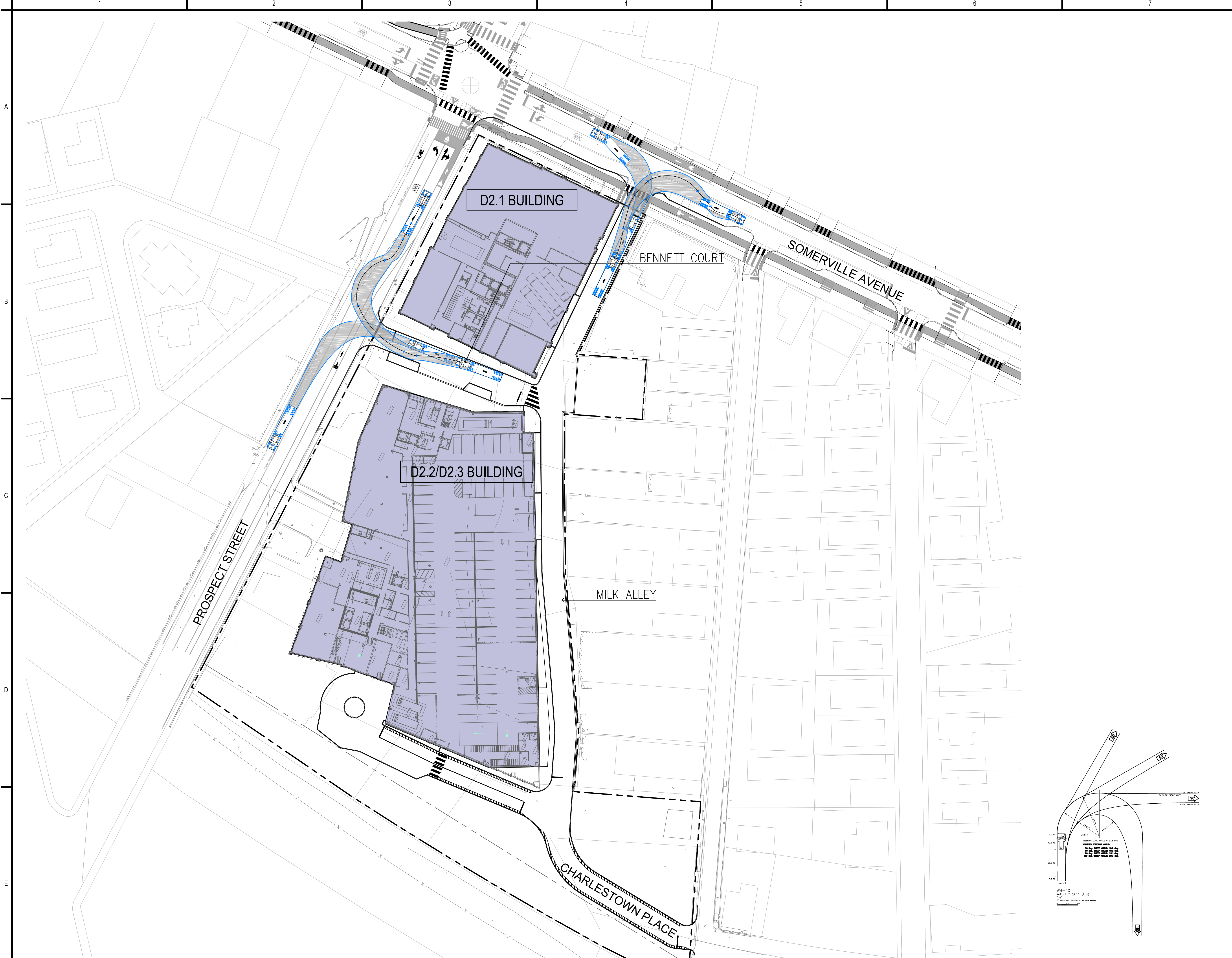
Title  
**WB-40 - PROSPECT ST.**  
**SITE ENTRANCE ANALYSIS**

Project No.  
 210801585


Scale  
 AS SHOWN

Drawing No.

**WB40-02**



Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**  
 PREPARED BY:  
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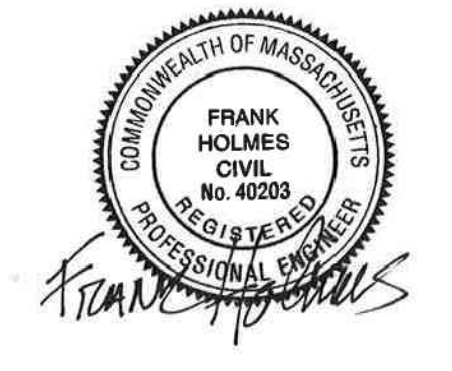
PREPARED FOR:  
 **USQ**  
 UNION SQUARE  
 STATION  
 ASSOCIATES

 PROJECT NORTH

0 40' 80' SCALE

SOMERVILLE USE ONLY

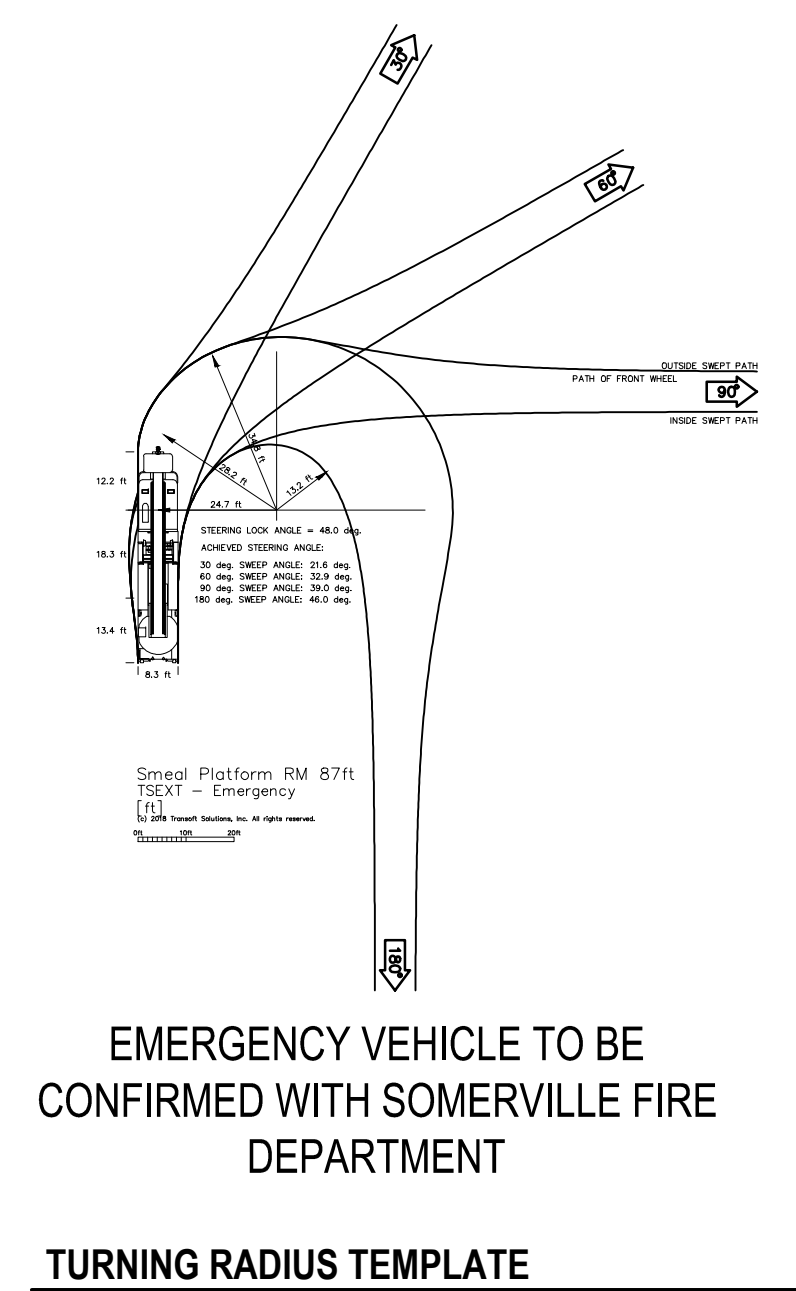
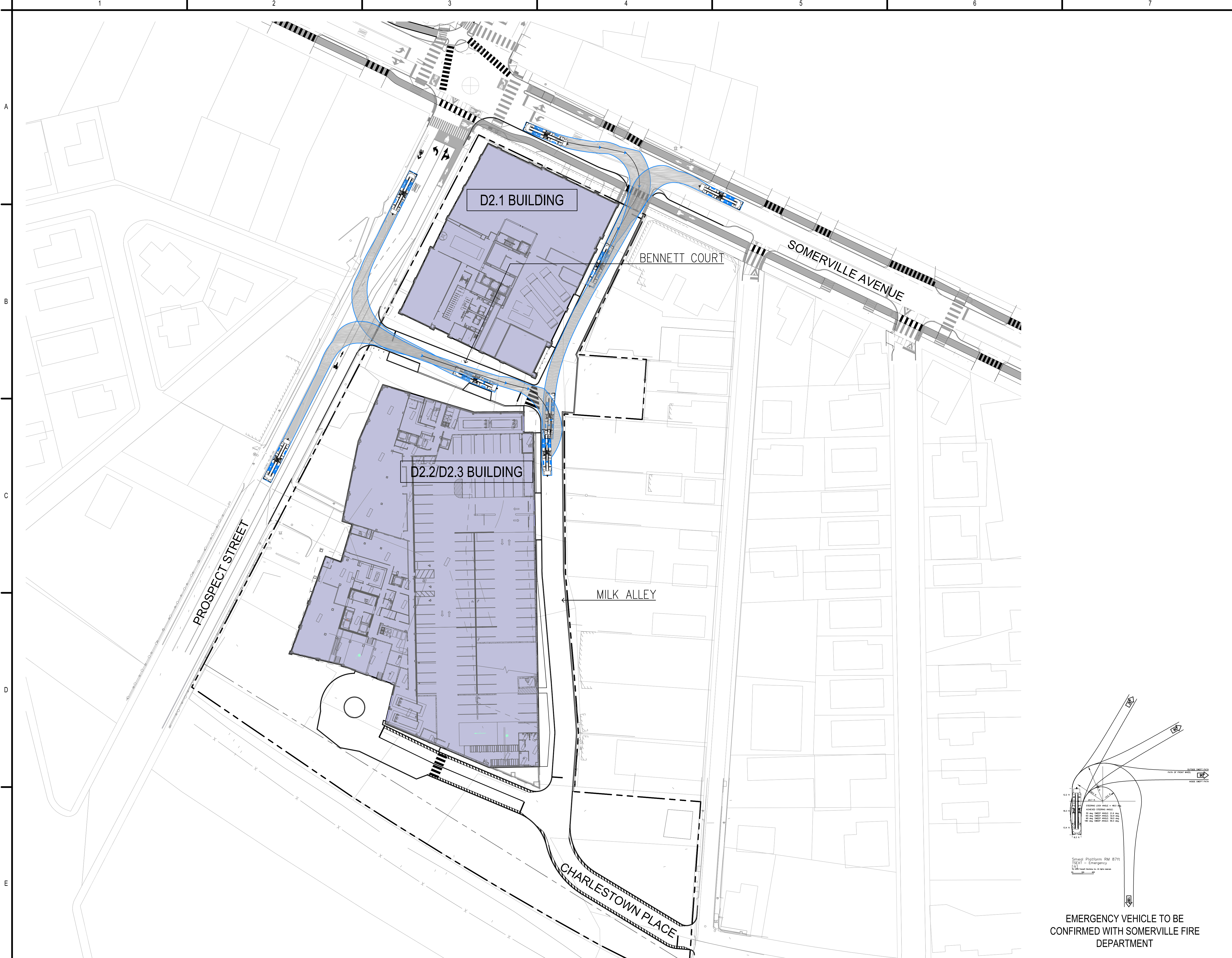
Permit-Seal



NO.	DATE	BY	APP'D	TITLE
D2.1 REVISIONS		JEL	FH	2019.03.20
AUTOTURN - SITE ANALYSIS		JEL	FH	2019.02.12
Issued/Revision		By	App'd	TTTT.MMM.DD
Title				
<b>WB-40 - SITE EGRESS ANALYSIS</b>				

Project No. 210801585  
 Scale AS SHOWN  
 Drawing No.

**WB40-03**



Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

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 617.523.8103

PREPARED FOR:  
**USQ**  
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 STATION  
 ASSOCIATES

PROJECT NORTH

0 40' 80' SCALE

SOMERVILLE USE ONLY

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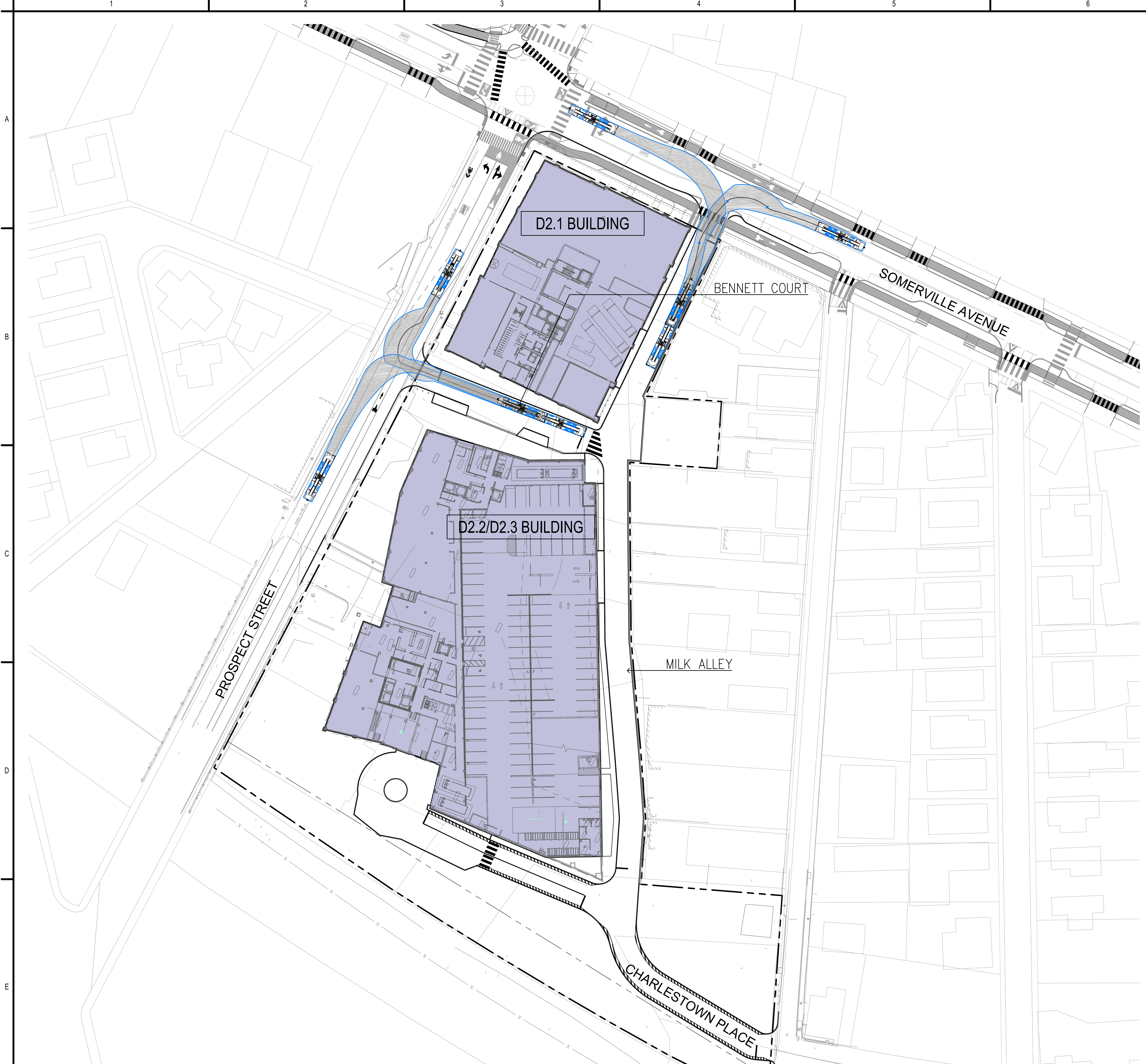
COMMONWEALTH OF MASSACHUSETTS  
 FRANK HOLMES  
 CIVIL  
 No. 40203  
 PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE	BY	APP'D
D2.1	REVISIONS		JEL	FH
	AUTOTURN - SITE ANALYSIS	2019.03.20	JEL	FH
	Issued/Revision	2019.02.12	JEL	FH
	Title		By	App'd
	<b>EMERG. VEHICLE - SITE ENTRANCE ANALYSIS</b>			

Project No. 210801585  
 Scale AS SHOWN  
 Drawing No.

**EMER-01**





Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

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PREPARED FOR:  
**UNION SQUARE STATION ASSOCIATES**

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PROJECT NORTH

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0 40' 80' SCALE

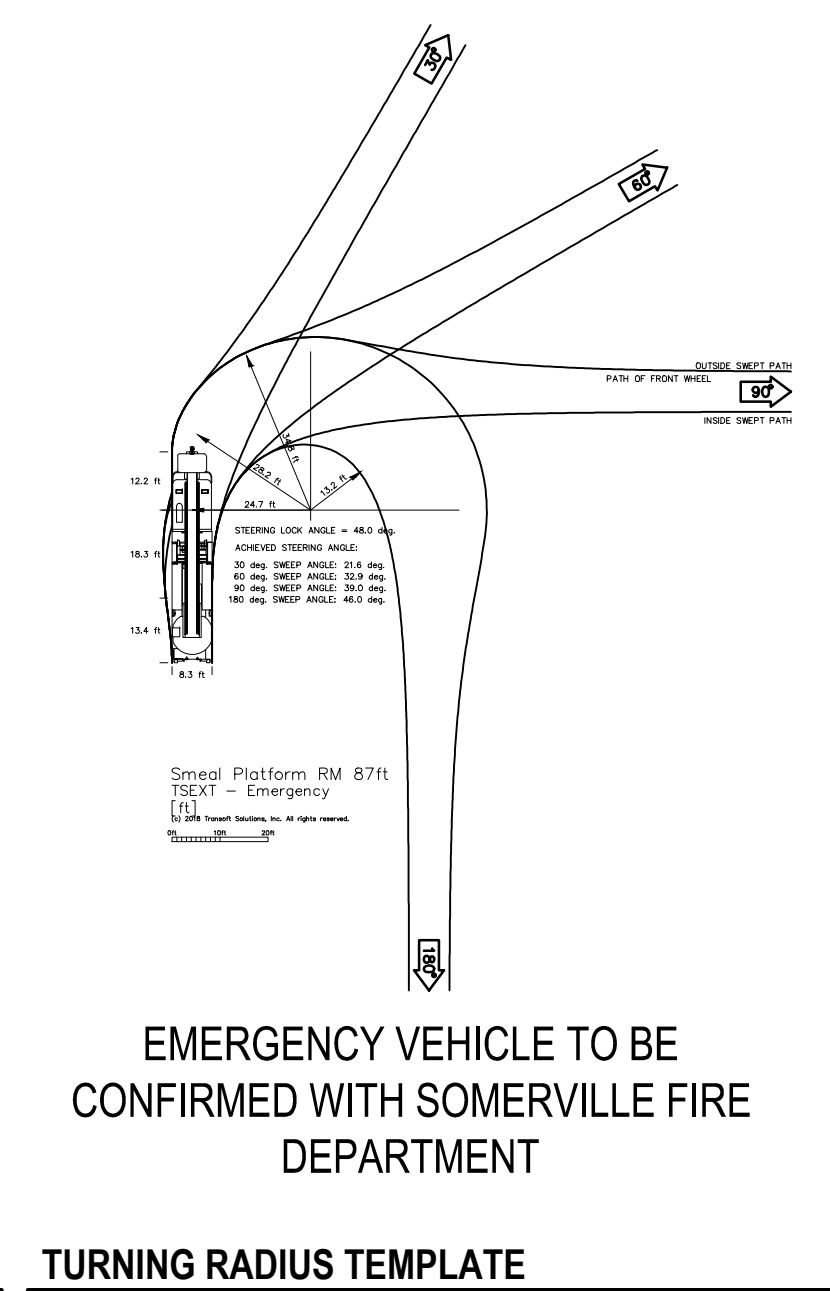
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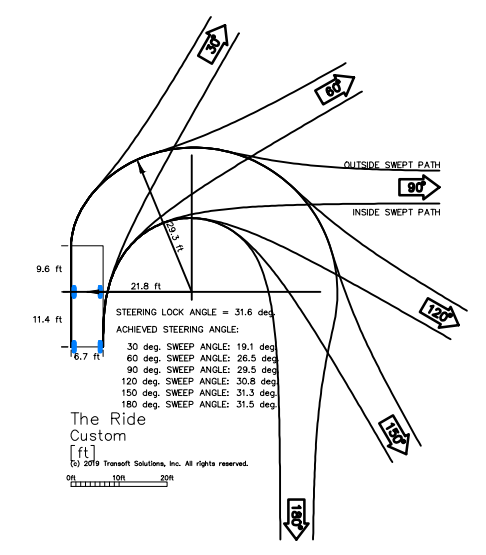
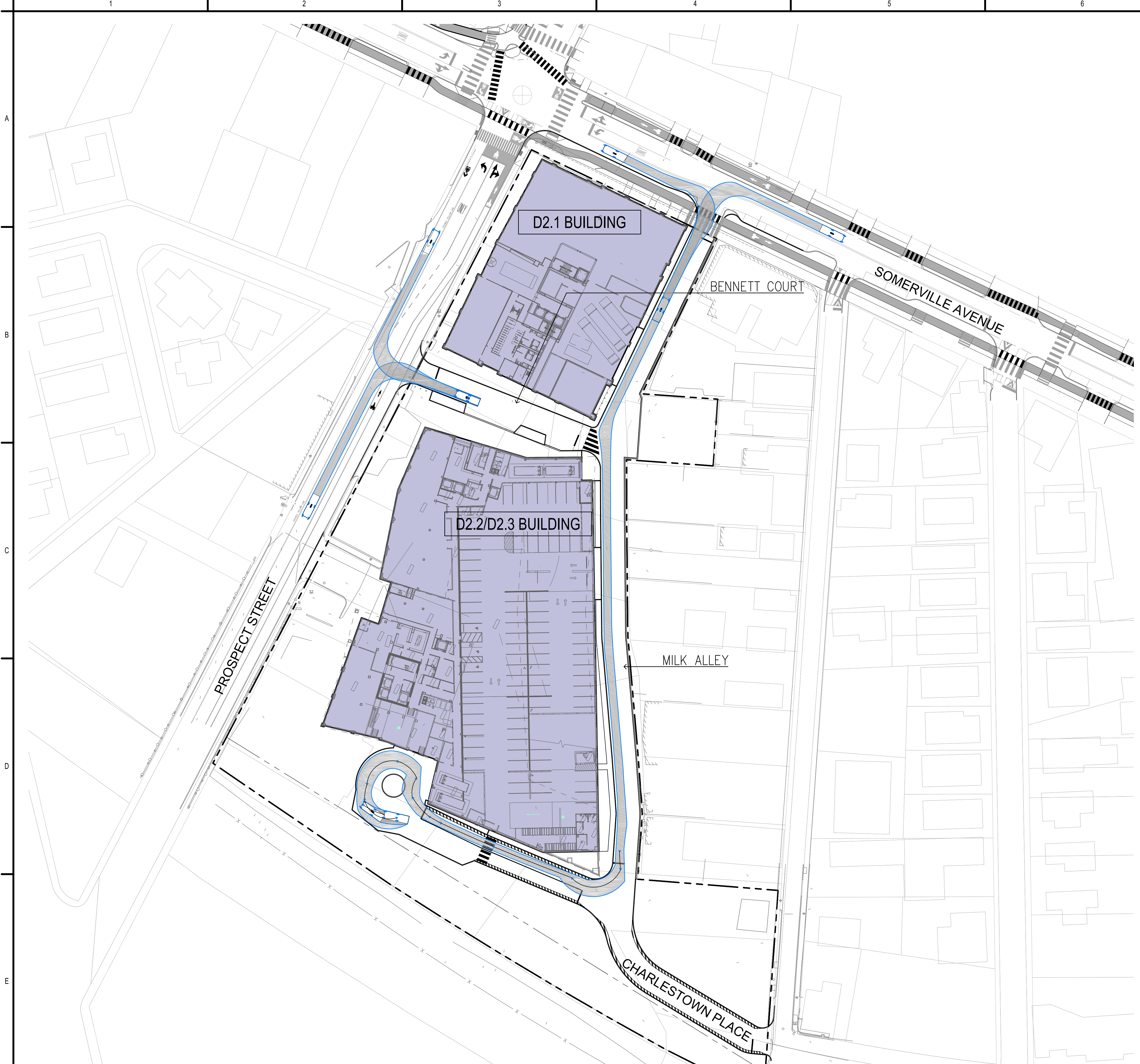
Permit-Seal

NO.	DATE	BY	APP'D	DESCRIPTION
D2.1 REVISIONS		JEL	FH	2019.03.20
AUTOTURN - SITE ANALYSIS		JEL	FH	2019.02.12
Issued/Revision		By	App'd	TTTT.MMM.DD

Title  
**EMERG. VEHICLE - SITE EGRESS ANALYSIS**

Project No. 210801585  
 Scale AS SHOWN  
 Drawing No.





"THE RIDE" AUTOTURN  
1" = 40'-0"

TURNING RADIUS TEMPLATE

Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
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STANTEC  
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PREPARED FOR:  
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PROJECT NORTH

0 40' 80' SCALE

SOMERVILLE USE ONLY

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D2.1 REVISIONS	Issued/Revision	By	App'd	Date

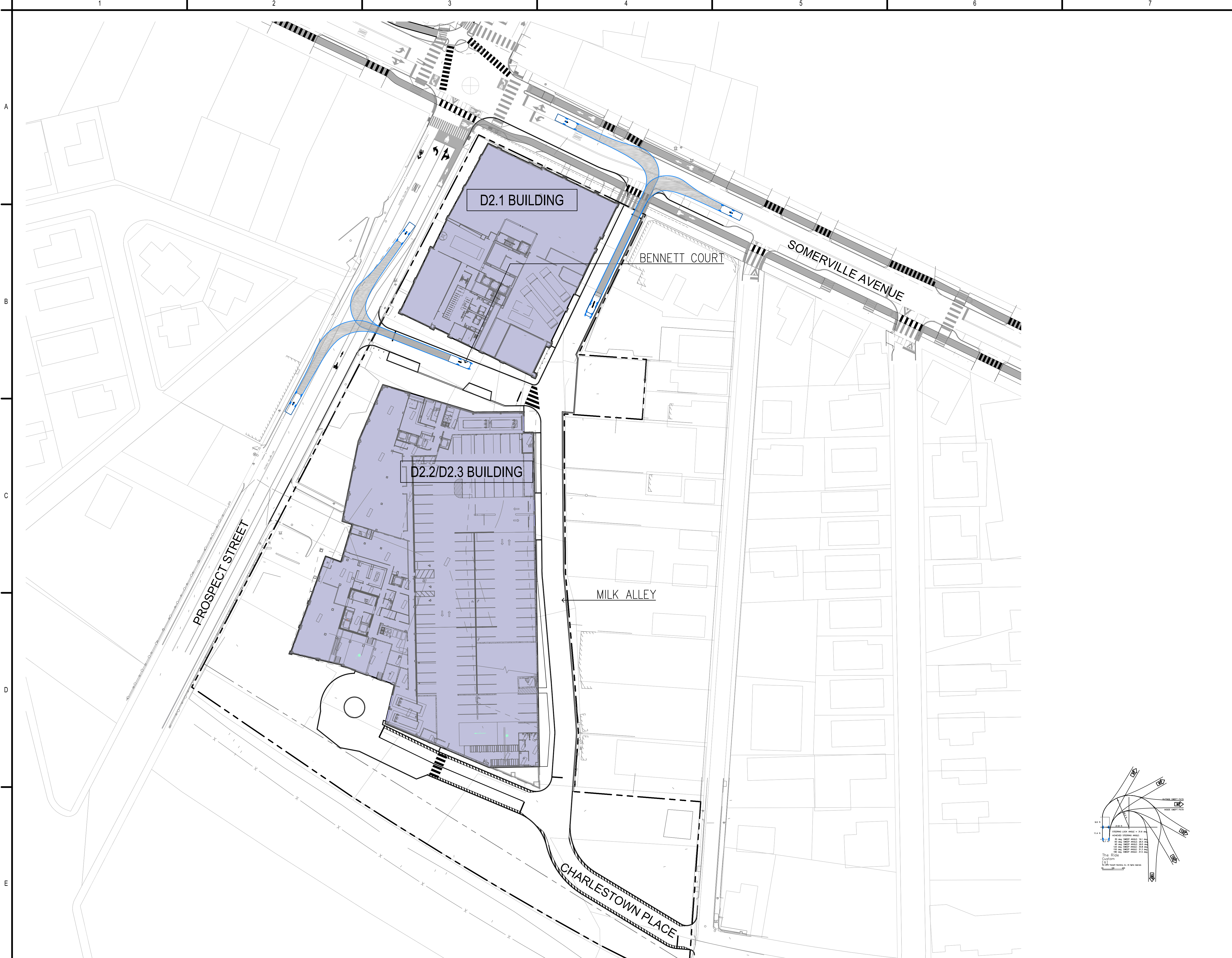
Title  
**"THE RIDE"-SITE ENTRANCE ANALYSIS**

Project No. 210801585  
Scale AS SHOWN  
Drawing No.

**RIDE-01**

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ORIGINAL SHEET - ARCHD



Project:  
**Union Square Redevelopment**  
**Union Square, Somerville, MA**

PREPARED BY:  
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PREPARED FOR:  
**USQ**  
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 STATION  
 ASSOCIATES

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PROJECT NORTH

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SCALE  
 0 40' 80'

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 CIVIL  
 No. 40203  
 REGISTERED PROFESSIONAL ENGINEER

D2.1 REVISIONS	Issued/Revision	By	App'd	Date

Title  
**"THE RIDE" - SITE EGRESS ANALYSIS**

Project No.  
 210801585

Scale  
 AS SHOWN

Drawing No.

# RIDE-02