

# Design Consultants, Inc.

120 Middlesex Avenue  
Somerville, MA 02145  
(617) 776-3350

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## MEMORANDUM

DCI JOB NO. 2012-037

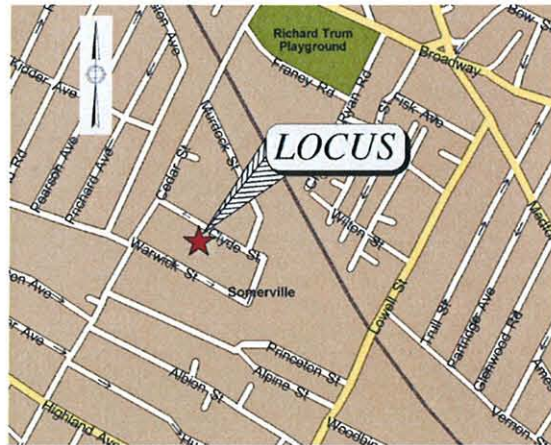
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**TO:** Terry Smith, Traffic Eng.  
Somerville Traffic and  
Parking Department

**FROM:** William D. Carlson,  
Senior Transportation Engineer

**SUBJECT:** **Parking Assessment**  
25 Clyde Street  
Somerville, MA

**DATE:** April 24, 2012



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This memorandum, prepared at the request of the Stateside Realty Group, LLC, evaluates the parking needs and parking availability for a new duplex house to be constructed at 25 Clyde Street in Somerville, MA. The site is presently occupied by a single-family house which will be restored and retained on the site. The proposed 2-unit house will be constructed behind the existing house for a total of 3 two-bedroom units on the existing lot. According to the City's By-Laws, the new duplex will require 1.5 parking spaces per unit while the existing 2-bedroom house requires 1.5 parking spaces for a total of 4.5 (or 5) spaces for the three residential units. Three (3) parking spaces will be provided on-site not meeting the City's Zoning ordinance and therefore the project proponent is requesting relief for two parking spaces as on-street resident parking is provided along the south side of Clyde Street and on other nearby streets.

Clyde Street is a public one-way street travelling east-west from Warwick Street to Cedar Street. Clyde Street is 20 feet wide with sidewalks and granite curb on each side. Clyde Street is stop sign controlled at its intersection with Cedar Street. Parking exists on Clyde Street on the south side only. The total number of parking spaces as currently constituted and counted by DCI is 20, conservatively. Because Clyde Street is not stripped this number can vary according to the vehicle size and the aggressiveness of the parker.



Clyde Street Looking West

Because on-street parking may be affected by the proposed development, DCI performed a parking availability survey of on-street parking along Clyde Street. The parking survey was conducted on a typical weekday (Thursday, March 29, 2012) and on a Saturday, March 31, 2012). There is parking for approximately 20 vehicles along the south side of Clyde Street from Warwick Street to Cedar Street. The parking survey data is shown on pages 4 and 5. As indicated in the recorded data, there was an average of 12 available parking spaces on Clyde Street from 12-1PM and 8 spaces on Clyde Street from 4-7PM on a typical weekday. There was an average of 8 available parking spaces on Clyde Street on a Saturday from 1-4PM. DCI noted that the parking availability experienced a downward trend on a Saturday afternoon and therefore expanded the survey. The expanded survey was conducted on Saturday morning April 21, 2012, which we believe is the critical parking period for a residential neighborhood. (weekend overnight).

The Saturday morning survey also included Clyde Street, in addition to Warwick Street and Murdock Street. The results of the parking survey indicated an average of 4 on Clyde Street and an average of 55 total available spaces in the neighborhood on a Saturday morning from 7-8AM (See data on page 6). The parking surveys clearly indicate the 25 Clyde Street redevelopment will have a minimal impact on available parking in the neighborhood.

To further support the application we looked at the effects of public transportation on parking in this area. A major 199 unit (MaxPac Square) residential development is presently being constructed between Clyde Street and Lowell Street. Since that project is

considered a Transit Oriented Development (TOD), the parking requirement for that project was reduced to 1.18 parking spaces per unit. Additionally, the Institute of Transportation Engineers peak parking demand for condos (Non transit) is 1.18 parking spaces/unit <sup>(1)</sup> and the City's requirement for TOD's is 1 space/unit. It is anticipated that with MBTA bus routes along Broadway, the nearby future Somerville Community Path for bicycles and pedestrians and a proposed Greenline Station at Lowell Street, that the Clyde Street parking demand will be reduced and that a reduction in the parking requirement for the 25 Clyde Street redevelopment should be considered.

Given the availability of the on-street parking, the potential reduction for TOD and minimal size of the proposed project we feel that the project will have little to no impact on the parking in the neighborhood

<sup>(1)</sup> ITE Parking Generation, 3rd Edition

## Parking Survey

City: Somerville, MA

Street: 25 Clyde St.

Date: 3/29/2012 Thursday

Weather: cloudy

Proj. No.: 2012-037

Sheet No.: 1

Calculate by: Steve Wen

Notes: \_\_\_\_\_

### Weekday Available Parking Spaces

Street	Section		Subsection	12:00 PM	1:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
	From	to		No Parking			Anytime		
Clyde St	Cedar St	Warwick St	North Side						
			South Side	12	12	13	10	6	5
<b>TOTAL:</b>				12	12	13	10	6	5

Average From 12 to 1 PM = **12** Available Parking Spaces

Average From 4 to 7 PM = **8.5** Available Parking Spaces

## Parking Survey

City: Somerville, MA

Proj. No.: 2012-037

Street: 25 Clyde St.

Sheet No.: 2

Date: 3/31/2012 Saturday

Calculate by: Steve Wen

Weather: cloudy

Notes: \_\_\_\_\_

### Saturday Available Parking Spaces

Street	Section		Subsection	1:00 PM	2:00 PM	3:00 PM	4:00 PM
	From	to					
Clyde St	Cedar St	Warwick St	North Side	No	Parking	Anytime	
			South Side	8	6	7	12
TOTAL:				8	6	7	12

Average From 1 to 4 PM = **8.25** Available Parking Spaces

## Parking Survey

City: Somerville, MA

Proj. No.: 2012-037

Street: 25 Clyde St.

Sheet No.: 3

Date: 4/21/2012 Saturday

Calculate by: Steve Wen

Weather: cloudy

Notes: \_\_\_\_\_

### Saturday Available Parking Spaces

Street	Section		Subsection	7:00 AM	8:00 AM
	From	to			
Clyde St	Cedar St	Warwick St	North Side	No Parking Anytime	
			South Side	4	5
Warwick St	Cedar St	Clyde St	North Side	12	8
			South Side	19	18
Warwick St	Cedar St	Clyde St	East Side	4	4
			West Side	4	3
Murdock St	Cedar St	Clyde St	East Side	10	12
			West Side	4	4
			<b>TOTAL:</b>	<b>57</b>	<b>54</b>

Average From 7 to 8 AM = **55.5** Available Parking Spaces