

Design Consultants, Inc.

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Somerville, MA 02143
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MEMORANDUM

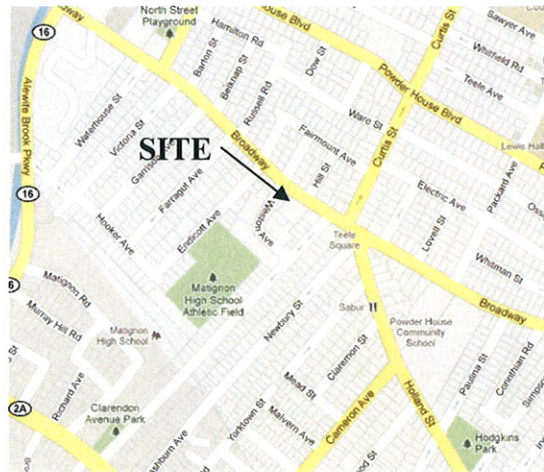
DCI JOB NO. 2011-100.00

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

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

SUBJECT: **Parking Assessment
1180 Broadway**

DATE: October 31, 2011



This memorandum, prepared at the request of the Somerville Traffic and Parking Department, is an assessment of the parking impacts associated with the proposed private fitness/training studio at 1180 Broadway.

Field survey has documented that available on-street parking in the vicinity of the site is more than adequate to accommodate the 6-space requirement per parking ordinance for the change in site use. The review has also confirmed that the multi-modal characteristics of travel in the area will encourage a high number of patrons to utilize travel modes other than private automobile to access the site and thereby minimize parking demand.

Proposed Site Use

The proposal is to open a private fitness training studio, utilizing available commercial space in the 20-unit residential complex at 1180-1188 Broadway. The City of Somerville Ordinance (Section 9.5) requirement for a proposed recreational center/health club use is 9 spaces (based on occupancy capacity of the largest assembly area – in this case

approximately 560 square feet). The ordinance requirement for the existing commercial use calls for 3 spaces. The proposed change in site use therefore requires 6 parking spaces per ordinance.

Available On-Street Parking

Broadway is an urban arterial with on-street parking on both sides that serves the adjacent residential and commercial areas in and around Teele Square. In the site vicinity, Broadway is undivided, provides for two travel lanes (one in each direction) and on-street parking on both sides. Immediately to the east of the site is the Teele Square commercial area, where Broadway intersects with Holland and Curtis Streets.

The attached Figure 1 identifies the available on-street parking supply in the area. As shown, metered parking spaces (8 AM to 8 PM) are generally provided in Teele Square and extending along the south side of Broadway in front of the project site while 2-hour parking without meters (8:00 AM to 2:30 AM daily, except by permit) is otherwise available along Broadway and some side streets with adjacent commercial uses. Resident permit parking is provided along the residential side streets.

Parking Assessment

The proposed operation of a private fitness studio at 1180 Broadway will have negligible impact to the area parking condition for the following reasons:

□ Area characteristics applicable to reduced auto use.

It is anticipated that the overall parking demand at 1188 Broadway will be reduced somewhat due to its proximity to the nearby Davis Square Red Line, as well as the Tufts University campus area; both about ½ mile walking distance from the site. This is reflective of travel behavior in compact urban environments where a higher percentage of residents, workers and visitors to the area will utilize travel modes other than private automobile (such as walking or bicycle) for their daily trips. The patrons at the fitness studio are expected to be from the local area and will choose to avoid vehicular travel to otherwise make a short convenient trip to the gym.

□ Convenient Transit Service

Three MBTA Bus Routes (#87,88 and 89) serve the area with convenient bus stops along Broadway at the Weston Avenue intersection to the west and Teele Square to the east. (refer to Figure 1) All of the bus routes provide feeder service to the Davis Square Red Line Station while the #89 bus along Broadway connects across town to the Sullivan Square Orange Line.

□ *Available on-street parking in the site vicinity*

Field survey has documented that available on-street parking is more than adequate to accommodate any additional demand generated by the private fitness studio. It should be noted that any local residents of Somerville arriving by car would also have the use of ample resident parking in the surrounding neighborhood.

The survey of on-street parking use (general 2-hour and metered parking available to the public) was undertaken within two to three blocks of the site (Refer to Figure 1). The times covered the anticipated operating hours for the fitness studio. Weekday conditions were monitored on Tuesday, October 25th and Wednesday, October 26th from early morning to evening, as well as midday Saturday, October 29th.

Results for the 86 on-street spaces showed a minimum of 27 stalls available at any time throughout the weekday daytime period. The weekday evening and Saturday daytime periods showed busier activity with available stalls ranging between 11 to 22 spaces. Loading and 15-minute parking zones were not monitored or included in these results, although loading spaces are posted to allow parking after 6:00 PM. The higher parking activity can be attributed to the popular eating and drinking establishments in the area. These results are illustrated on the attached Figure 2.

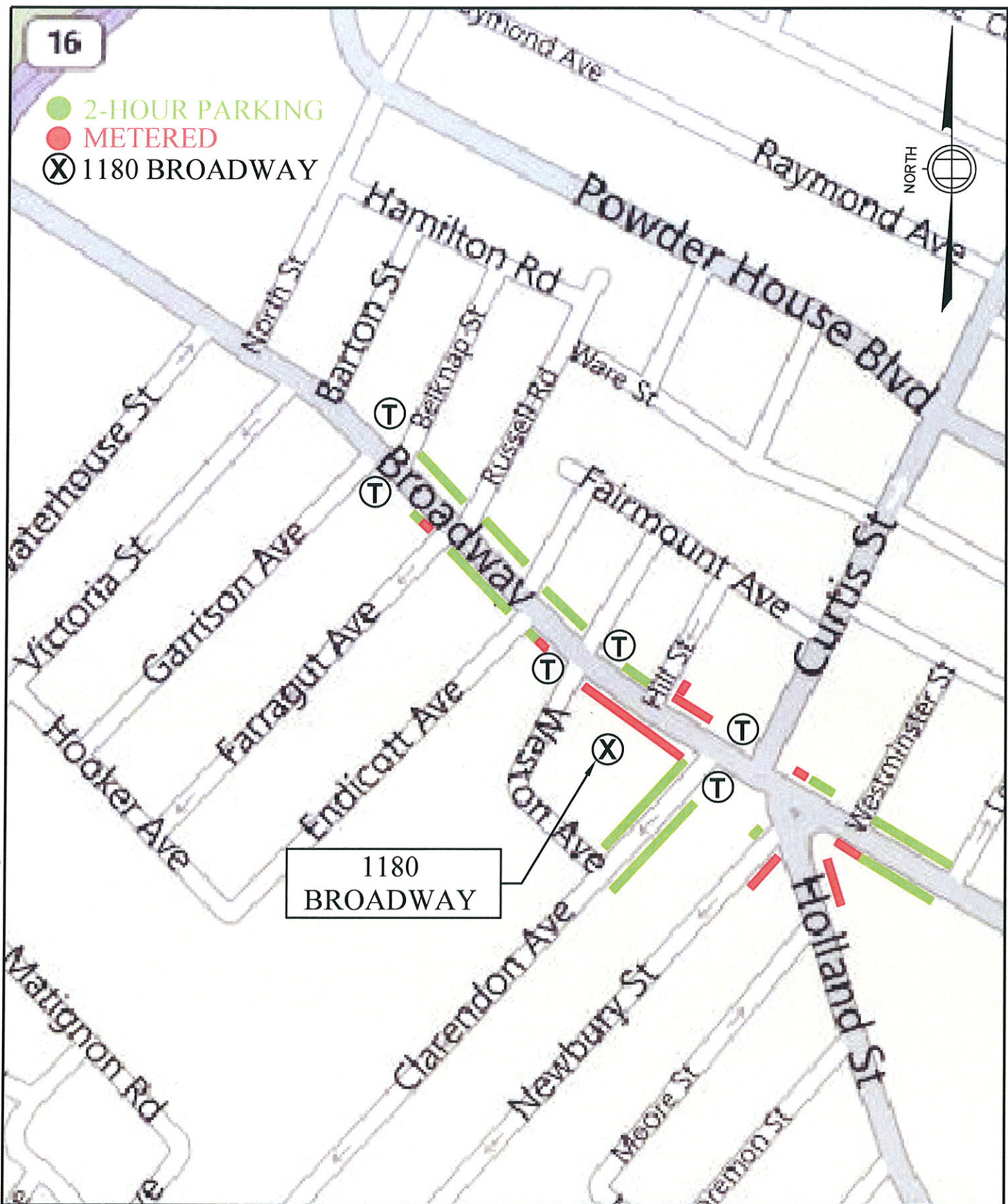
The detailed survey forms are provided in the Appendix.

Summary

This assessment confirms that the proposed operation of a private fitness studio at 1180 Broadway will have negligible impact to the on-street parking condition in the area. Site patrons are expected to be from the local area and will likely choose non- vehicle travel to otherwise make a short convenient trip to the gym. Field survey has documented that available on-street parking in the site vicinity is more than adequate to accommodate any additional demand generated by the private fitness studio.

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- 2-HOUR PARKING
- METERED
- ⊗ 1180 BROADWAY



Design Consultants, Inc.
Consulting Engineers and Surveyors



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PARKING SURVEY

1180 BROADWAY

DCI PROJECT NO. 2011-100

FIGURE 1

DATE: 10/31/11

1180 BROADWAY PARKING SURVEY

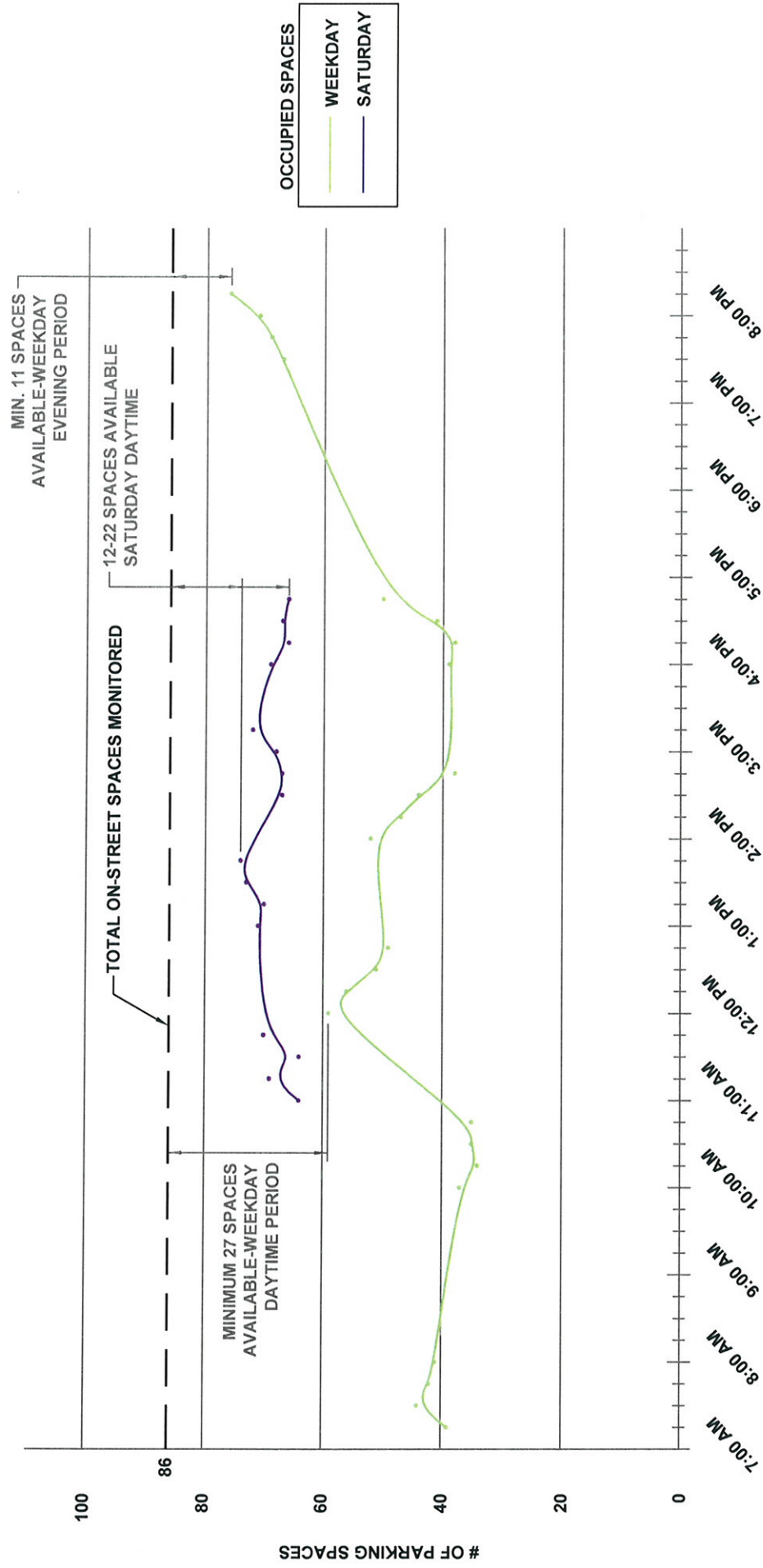


FIGURE 2

APPENDIX

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/26/2011

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		7:15 AM	7:30 AM	7:45 AM	8:00 AM		
Broadway	Garrison Ave	Weston Ave	North Side	14	14	14	14	2-hr parking	18
			South Side	2	2	4	3	2-hr parking (7), meters (2)	9
	Weston Ave	Hill Street	North Side	2	2	2	2	2-hr parking	2
	Hill Street	Curtis St.	North Side	0	0	1	1	meters (5)	5
	Weston Ave	Curtis St.	South Side	2	3	3	3	meters (8)	8
	Curtis St	Lowell Street	North Side	7	10	8	7	2-hr parking (10), meters (1)	11
			South Side	2	3	3	3	2-hr parking (6), meters (2)	8
Clarendon St	Broadway	Weston Ave	East Side	4	3	2	2	2-hr parking (7)	7
			West Side	4	5	4	4	2-hr parking (7)	7
Hill St	Broadway		East Side	0	0	0	0	meters	2
Newbury St	Broadway		East Side	1	1	0	0	meters (4)	4
			West Side	1	1	1	1	2-hr (1)	1
Holland St	Broadway	Moore St	East Side	0	0	0	1	meters	4
TOTAL:				39	44	42	41		86

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/25/2011

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		10:00 AM	10:15 AM	10:30 AM	10:45 AM		
Broadway	Garrison Ave	Weston Ave	North Side	6	6	7	7	2-hr parking	18
			South Side	3	3	4	4	2-hr parking (7), meters (2)	9
	Weston Ave	Hill Street	North Side	2	1	2	2	2-hr parking	2
	Hill Street	Curtis St.	North Side	2	2	1	1	meters (5)	5
	Weston Ave	Curtis St.	South Side	0	0	0	0	meters (8)	8
	Curtis St	Lowell Street	North Side	8	7	7	7	2-hr parking (10), meters (1)	11
			South Side	5	4	3	3	2-hr parking (6), meters (2)	8
Clarendon St	Broadway	Weston Ave	East Side	6	6	6	6	2-hr parking (7)	7
			West Side	2	3	4	5	2-hr parking (7)	7
Hill St	Broadway		East Side	0	0	0	0	meters	2
Newbury St	Broadway		East Side	1	0	0	0	meters (4)	4
			West Side	0	0	0	0	2-hr (1)	1
Holland St	Broadway	Moore St	East Side	2	2	1	0	meters	4
TOTAL:				37	34	35	35		86

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/26/2011

Street	Section		Subsection	15-min Time Circuit Begins @					Parking Regulations	Capacity
	from	to		12:15 PM	12:30 PM	12:45 PM	1:00 PM			
Broadway	Garrison Ave	Weston Ave	North Side	14	12	11	12	2-hr parking	18	
			South Side	4	5	4	5	2-hr parking (7), meters (2)	9	
	Weston Ave	Hill Street	North Side	2	2	2	2	2-hr parking	2	
	Hill Street	Curtis St.	North Side	4	4	2	3	meters (5)	5	
	Weston Ave	Curtis St.	South Side	5	2	1	0	meters (8)	8	
	Curtis St	Lowell Street	North Side	11	10	10	8	2-hr parking (10), meters (1)	11	
			South Side	5	6	6	6	2-hr parking (6), meters (2)	8	
Clarendon St	Broadway	Weston Ave	East Side	2	3	3	3	2-hr parking (7)	7	
			West Side	5	5	6	5	2-hr parking (7)	7	
Hill St	Broadway		East Side	2	2	1	0	meters	2	
Newbury St	Broadway		East Side	0	0	0	0	meters (4)	4	
			West Side	1	1	1	1	2-hr (1)	1	
Holland St	Broadway	Moore St	East Side	4	4	4	4	meters	4	
TOTAL:				59	56	51	49		86	

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/25/2011

Street	Section		Subsection	15-min Time Circuit Begins @					Parking Regulations	Capacity
	from	to		2:00 PM	2:15 PM	2:30 PM	2:45 PM	2:45 PM		
Broadway	Garrison Ave	Weston Ave	North Side	8	7	8	6		2-hr parking	18
			South Side	8	7	7	5		2-hr parking (7), meters (2)	9
	Weston Ave	Hill Street	North Side	2	2	2	2		2-hr parking	2
	Hill Street	Curtis St.	North Side	3	4	2	2		meters (5)	5
	Weston Ave	Curtis St.	South Side	4	3	2	1		meters (8)	8
	Curtis St	Lowell Street	North Side	10	7	7	7		2-hr parking (10), meters (1)	11
			South Side	5	5	2	3		2-hr parking (6), meters (2)	8
Clarendon St	Broadway	Weston Ave	East Side	4	4	5	3		2-hr parking (7)	7
			West Side	3	3	5	5		2-hr parking (7)	7
Hill St	Broadway		East Side	1	1	1	1		meters	2
Newbury St	Broadway		East Side	0	0	0	0		meters (4)	4
			West Side	1	1	1	1		2-hr (1)	1
Holland St	Broadway	Moore St	East Side	3	3	2	2		meters	4
TOTAL:				52	47	44	38			86

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/25/2011

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	5:45 PM		
Broadway	Garrison Ave	Weston Ave	North Side	11	9	8	8	8	2-hr parking	18
			South Side	3	3	3	8	8	2-hr parking (7), meters (2)	9
	Weston Ave	Hill Street	North Side	1	1	2	2	2	2-hr parking	2
	Hill Street	Curtis St.	North Side	0	1	1	2	2	meters (5)	5
	Weston Ave	Curtis St.	South Side	1	1	2	4	4	meters (8)	8
	Curtis St	Lowell Street	North Side	9	9	9	8	8	2-hr parking (10), meters (1)	11
			South Side	4	4	4	4	4	2-hr parking (6), meters (2)	8
Clarendon St	Broadway	Weston Ave	East Side	3	3	4	3	3	2-hr parking (7)	7
			West Side	5	5	5	6	6	2-hr parking (7)	7
Hill St	Broadway		East Side	0	0	0	0	0	meters	2
Newbury St	Broadway		East Side	0	0	1	1	1	meters (4)	4
			West Side	1	1	1	1	1	2-hr (1)	1
Holland St	Broadway	Moore St	East Side	1	1	1	3	3	meters	4
TOTAL:				39	38	41	50	50		86

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/26/2011

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		7:30 PM	7:45 PM	8:00 PM	8:15 PM		
Broadway	Garrison Ave	Weston Ave	North Side	9	13	12	15	2-hr parking	18
			South Side	6	7	6	7	2-hr parking (7), meters (2)	9
	Weston Ave	Hill Street	North Side	1	1	1	1	2-hr parking	2
	Hill Street	Curtis St.	North Side	5	5	5	5	meters (5)	5
	Weston Ave	Curtis St.	South Side	8	7	7	8	meters (8)	8
	Curtis St	Lowell Street	North Side	10	9	11	10	2-hr parking (10), meters (1)	11
			South Side	8	5	5	6	2-hr parking (6), meters (2)	8
Clarendon St	Broadway	Weston Ave	East Side	5	6	7	7	2-hr parking (7)	7
			West Side	6	6	7	7	2-hr parking (7)	7
Hill St	Broadway		East Side	2	2	2	2	meters	2
Newbury St	Broadway		East Side	1	2	2	2	meters (4)	4
			West Side	1	1	1	1	2-hr (1)	1
Holland St	Broadway	Moore St	East Side	4	4	4	4	meters	4
TOTAL:				66	68	70	75		86

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/29/2011

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		11:00 AM	11:15 AM	11:30 AM	11:45 AM		
Broadway	Garrison Ave	Weston Ave	North Side	14	13	13	14	2-hr parking	18
			South Side	6	6	5	7	2-hr parking (7), meters (2)	9
	Weston Ave	Hill Street	North Side	2	2	2	2	2-hr parking	2
	Hill Street	Curtis St.	North Side	4	5	3	4	meters (5)	5
	Weston Ave	Curtis St.	South Side	5	6	6	5	meters (8)	8
	Curtis St	Lowell Street	North Side	6	7	8	7	2-hr parking (10), meters (1)	11
			South Side	6	8	5	7	2-hr parking (6), meters (2)	8
Clarendon St	Broadway	Weston Ave	East Side	6	6	6	7	2-hr parking (7)	7
			West Side	7	7	7	7	2-hr parking (7)	7
Hill St	Broadway		East Side	2	2	2	2	meters	2
Newbury St	Broadway		East Side	2	2	2	3	meters (4)	4
			West Side	1	1	1	1	2-hr (1)	1
Holland St	Broadway	Moore St	East Side	3	4	4	4	meters	4
			TOTAL:	64	69	64	70		86

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/29/2011

Street	Section		Subsection	15-min Time Circuit Begins @				Parking Regulations	Capacity
	from	to		1:00 PM	1:15 PM	1:30 PM	1:45 PM		
Broadway	Garrison Ave	Weston Ave	North Side	15	16	15	16	2-hr parking	18
			South Side	8	9	8	8	2-hr parking (7), meters (2)	9
	Weston Ave	Hill Street	North Side	2	2	2	2	2-hr parking	2
	Hill Street	Curtis St.	North Side	5	4	5	5	meters (5)	5
	Weston Ave	Curtis St.	South Side	6	5	5	6	meters (8)	8
	Curtis St	Lowell Street	North Side	8	8	9	10	2-hr parking (10), meters (1)	11
			South Side	5	5	7	5	2-hr parking (6), meters (2)	8
Clarendon St	Broadway	Weston Ave	East Side	6	5	6	6	2-hr parking (7)	7
			West Side	7	7	7	7	2-hr parking (7)	7
Hill St	Broadway		East Side	2	2	2	2	meters	2
Newbury St	Broadway		East Side	2	2	2	2	meters (4)	4
			West Side	1	1	1	1	2-hr (1)	1
Holland St	Broadway	Moore St	East Side	4	4	4	4	meters	4
TOTAL:				71	70	73	74		86

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/29/2011

Street	Section		Subsection	15-min Time Circuit Begins @					Parking Regulations	Capacity
	from	to		2:30 PM	2:45 PM	3:00 PM	3:15 PM			
Broadway	Garrison Ave	Weston Ave	North Side	14	14	16	16	2-hr parking	18	
			South Side	6	7	6	6	2-hr parking (7), meters (2)	9	
	Weston Ave	Hill Street	North Side	2	2	2	2	2-hr parking	2	
	Hill Street	Curtis St.	North Side	4	3	3	5	meters (5)	5	
	Weston Ave	Curtis St.	South Side	5	6	5	5	meters (8)	8	
	Curtis St	Lowell Street	North Side	8	7	8	9	2-hr parking (10), meters (1)	11	
			South Side	8	7	7	8	2-hr parking (6), meters (2)	8	
Clarendon St	Broadway	Weston Ave	East Side	5	5	6	6	2-hr parking (7)	7	
			West Side	7	7	7	7	2-hr parking (7)	7	
Hill St	Broadway		East Side	2	2	2	2	meters	2	
Newbury St	Broadway		East Side	1	2	1	2	meters (4)	4	
			West Side	1	1	1	1	2-hr (1)	1	
Holland St	Broadway	Moore St	East Side	4	4	4	3	meters	4	
TOTAL:				67	67	68	72		86	

Additional Notes:

TRAFFIC AND PARKING ASSESSMENT

City: Somerville, MA
 Location: 1180 Broadway
 Date: 10/29/2011

Street	Section		Subsection	15-min Time Circuit Begins @					Parking Regulations	Capacity
	from	to		4:00 PM	4:15 PM	4:30 PM	4:45 PM	4:45 PM		
Broadway	Garrison Ave	Weston Ave	North Side	14	14	14	14	14	2-hr parking	18
			South Side	6	6	6	7	7	2-hr parking (7), meters (2)	9
	Weston Ave	Hill Street	North Side	2	2	2	2	2	2-hr parking	2
	Hill Street	Curtis St.	North Side	3	3	4	3	3	meters (5)	5
	Weston Ave	Curtis St.	South Side	6	5	5	5	5	meters (8)	8
				8						
	Curtis St	Lowell Street	North Side	6	8	9	9	9	2-hr parking (10), meters (1)	11
			South Side	6	7	7	6	6	2-hr parking (6), meters (2)	8
Clarendon St	Broadway	Weston Ave	East Side	7	6	6	6	6	2-hr parking (7)	7
			West Side	2	7	7	7	7	2-hr parking (7)	7
Hill St	Broadway		East Side	2	2	2	2	2	meters	2
Newbury St	Broadway		East Side	2	1	1	1	1	meters (4)	4
			West Side	1	1	1	1	1	2-hr (1)	1
Holland St	Broadway	Moore St	East Side	4	4	3	3	3	meters	4
TOTAL:				69	66	67	66	66		86

Additional Notes:
