

## MEMORANDUM

**TO:** Steven Azar, Director of Development- Sebastian Mariscal Studio  
**FROM:** Nick H. Havan, PE, PTOE  
**DATE:** June 24, 2016  
**RE:** Proposed Powder House TOD Project                      Nitsch Project #10074.1

The proposed Powder House TOD Project, will redevelop the former Powder House School Site, with address 1060 Broadway located at the southeast corner of the Teele Square intersection – Broadway at Holland Street at Curtis Street – in Somerville with a multi-use building providing 48 residential units on three floors and 15,000 square feet (SF) of commercial space on the ground floor that may include a restaurant. Forty eight (48) parking spaces will be provided in an underground garage. Secure, covered parking for 118 bicycles will be provided for residents and visitors. Approximately forty uncovered bicycle parking spaces will be publically available for visiting patrons of the commercial space.

The location of this development makes it a prime example of transit oriented development (TOD). The proximity of the Project to the Davis Square Station multi-modal hub, the availability of quality public transportation, access to neighborhood services, and the walkability of the neighborhood reduces dependence on automobile travel and provides an opportunity for the Project to have a transformative effect on the community.

The neighborhood surrounding the Project is a mature community with established transit, commercial, and housing uses that complement each other. The Powder House TOD Project in partnership with the City of Somerville envisions the commercial uses of the Project to be focused on and serve the local neighborhood residents, but not to be significant regional draws.

When comparing the proposed development to the previous use of the site as an elementary school, and giving consideration for the limited parking available by the project, as well as the transit oriented, multi-modal nature of the site and local commercial focus, there are no obvious reasons to anticipate a significant increase in traffic resulting from this project. The project team is available to answer any questions and to determine if a complete traffic impact study is necessary.