

Design Consultants, Inc.

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

MEMORANDUM

DCI JOB NO. 2012-101.10

TO: City of Somerville Planning Dept.
Terence Smith, Traffic Engineer

FROM: Jason S. Sobel, P.E., PTOE
Senior Transportation Engineer

SUBJECT: **Parking Assessment**
9 Monmouth Street
Somerville, MA

DATE: April 29, 2013



This memorandum, prepared at the request of GFC Development, Inc., evaluates the parking needs and on-street parking availability for the property located at 9 Monmouth Street in Somerville. GFC Development is proposing to convert the existing 2-unit residential building at 9 Monmouth into a 3-unit residential building. The proposed site plan provides three (3) off-street parking spaces. Based on the City of Somerville Zoning requirements, the applicant is seeking relief for one additional off-street parking space.

The purpose of this memo is to demonstrate that there is more than adequate on-street parking available in the vicinity of the project site. DCI performed a parking survey of available on-street parking on Monmouth Street and the surrounding neighborhood streets within approximately 500 feet of the subject property. The study area included the following roadways:

- Monmouth Street, from Central Street to Harvard Street
- Central Street, from a point approximately 60 feet south of Cleveland Street, to a point approximately 30 feet north of Summer Street
- Summer Street, in the immediate vicinity of the Central Street intersection
- Harvard Street, from Summer Street to Cleveland Street
- Cleveland Street, from Harvard Street to Central Street

This study area is shown in Figure 1, below.

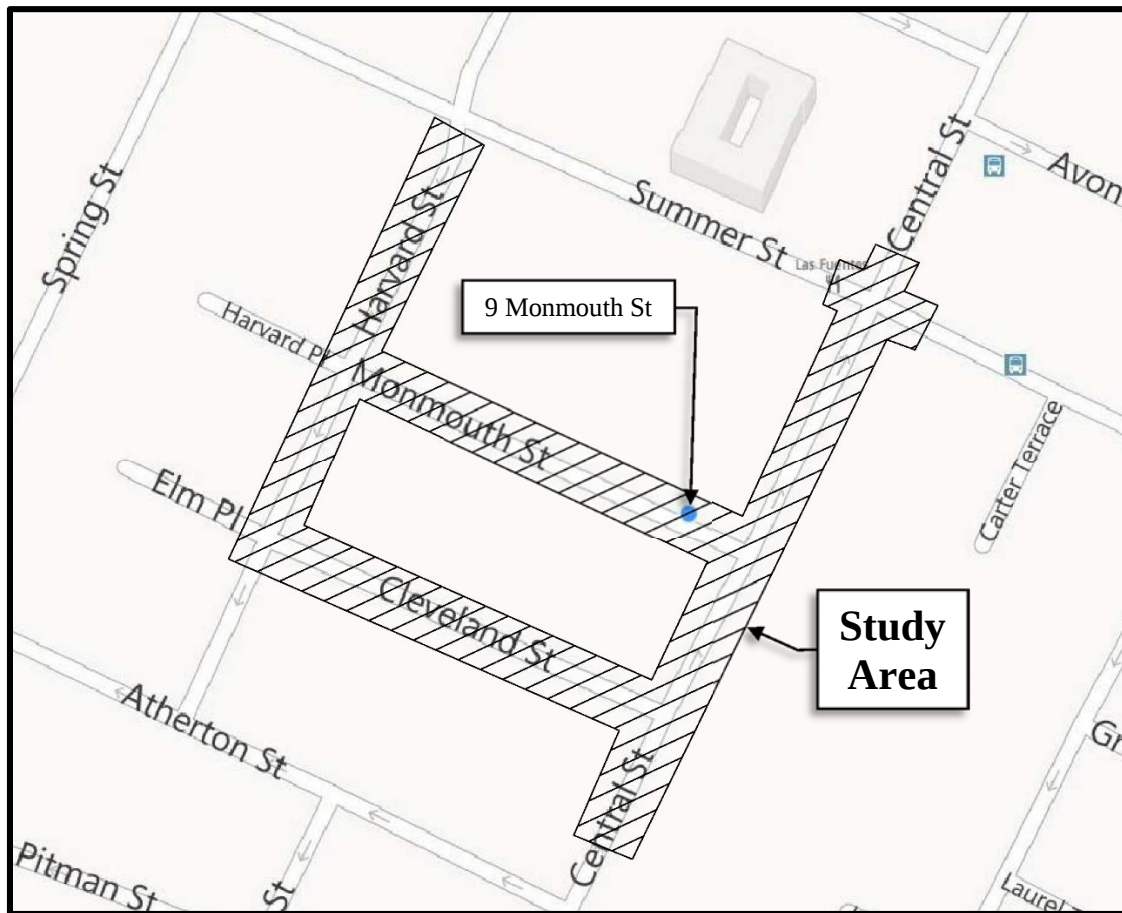


Figure 1: Project Study Area

On-street parking is generally permitted on all streets within the study area, and is limited to Somerville residential parking permits. Exceptions to this include:

- Parking is prohibited on the east side of Central Street, south of Summer Street
- On the west side of Central Street immediately south of Summer Street, there is a single on-street parking spaces reserved for handicap parking only.
- Parking is prohibited on the south side of Summer Street
- The western portion of Monmouth Street is a private way, and parking is limited to residents of the private way.
- On the west side of Central Street between Cleveland Street and Monmouth Street (in front of the Central Street Health Center), on-street parking is permitted up to two hours, except for vehicles with Somerville residential parking permits. In this area, parking between the hours of 2:30 – 8:00 AM is for vehicles with Somerville residential parking permits only. There is one parking space on this block that is limited to 5 minutes only, for patient pick-up and drop-off.

In aggregate, there are approximately 113 existing on-street parking spaces within the study area. Eliminating the one “5 minute only” patient pick-up / drop-off space, the one



On-Street Parking on Monmouth Street

handicap only parking space, and the 9 parking spaces on the south side of Monmouth Street that are limited to residents of the private way results in a total of 102 existing on-street parking spaces within the study area that are available for vehicles with a Somerville residential parking permit.

DCI recorded the number of available on-street spaces on the

study area streets during a typical weekday and during a typical weekend day. The parking data were collected during the following time periods:

Wednesday, April 24, 2013

- 6:00 – 8:00 AM
- 12:00 – 2:00 PM
- 5:00 – 7:00 PM

Saturday April 27, 2013

- 11:00 AM – 2:00 PM

The results of the parking surveys are summarized in Table 1. Detailed tables with the complete parking survey data are contained in the attached Appendix.

Table 1 – Summary of Available On-Street Parking Spaces

Street		Total Num. of On-Street Parking Spaces	Ave. Num. of Available Parking Spaces ⁽¹⁾			
			Weekday			Saturday Mid-Day
			Morning	Mid-Day	Evening	
Monmouth St ⁽²⁾	North	10	4	7	6	3
	South	10	5	7	8	10
Central St	West	20	10	9	12	11
	East ⁽³⁾	1	0	1	1	0
Summer St	North	2	0	1	1	0
	South	<i>no parking</i>				
Harvard St	West	12	5	8	6	5
	East	18	6	11	10	10
Cleveland St	North	15	4	7	8	7
	South	14	5	4	7	8
Total		102	39	55	59	54
Notes: ⁽¹⁾ The average number of available parking spaces is an average of all observations within each observation period. ⁽²⁾ Does not include the western portion of Monmouth Street, on which parking is for the residents of the private road only. ⁽³⁾ Includes one on-street parking space north of Summer Street. Parking is prohibited on the east side of Central Street south of Summer Street.						

As indicated by the parking survey data, an average of 39 parking spaces were available during the weekday morning period (6:00 AM to 8:00 AM), an average of 55 on-street parking spaces were available during the weekday mid-day period (12:00 PM to 2:00 PM), and an average of 59 on-street parking spaces were available during the weekday evening period (5:00 PM to 7:00 PM). During the Saturday mid-day observation period (11:00 AM to 2:00 PM), there were an average of 54 available on-street parking spaces. The results of this parking survey indicate that there is a significant number of unutilized on-street parking spaces, more than adequate to accommodate the three additional parking spaces needed for the 9 Monmouth Street project. It is also worth noting that there were a minimum of nine (9) available on-street parking spaces on Monmouth Street itself during all observation periods. It is likely that these spaces will be utilized first in the event of any overflow parking from the proposed 3-unit residential building at 9 Monmouth Street.

In addition to ample on-street parking, the area of 9 Monmouth is well served by public transportation. The MBTA Bus Route 85 travels along Summer Street, with a bus stop approximately 600 feet from project site. The Bus Route 85 travels from Spring Hill in Somerville, through Union Square, to the Kendall/MIT Red Line Station. The MBTA Bus Routes 83 and 87 travel along Somerville Avenue, with a bus stop approximately 950 feet from 9 Monmouth Street. Bus Route 83 travels between Rindge Avenue and Central Square (both in Cambridge), and provides connections to the MBTA Red Line at Porter Square and Central Square. Bus Route 87 travels between Arlington Center or Clarendon Hill and Lechmere Station, and provides connections to the MBTA Red Line at Davis Square and the MBTA Green Line at Lechmere Station.

Based on the multiple public transportation options that would serve to reduce parking demand in this area, and the significant number of available on-street parking spaces in the area surrounding 9 Monmouth Street, it is expected that the existing on-street parking supply will be more than sufficient to support the conversion of the property at 9 Monmouth Street from a 2-unit residential building to a 3-unit residential building.

Appendix

Parking Survey Data Sheets / Calculations

Design Consultants, Inc.

Parking Survey

Site Location: 9 Monmouth Street

City: Somerville, MA

Date: April 24, 2013

Weather: cool, cloudy in the AM, sunny and warm in the PM

Proj. No.: 2012-101.10

Sheet No.:

Field Tech.: J. Sobel / C. Ryan

Notes:

Street		Side	Weekday - Number of Cars Parked												Total No. of Spaces	Notes	To	From	Side																															
			6:00 - 8:00 am				12:00 - 2:00 pm				5:00 - 7:00 pm																																							
			6:00am to 6:15am	6:30am to 6:45am	7:00am to 7:15am	7:45am to 8:00am	12:00pm to 12:15pm	12:50pm to 1:05pm	1:35pm to 1:50pm	5:00pm to 5:15pm	5:40pm to 5:55pm	6:25pm to 6:40pm																																						
Central St	west		8	8	8	7	3	5	4	5	6	6	9	Nine resident-only spaces + one handicap only parking space	Summer St	Monmouth St	west																																	
Central St	east												0	No Parking	Monmouth St		east																																	
Summer St	south												0	No Parking	35ft west of crosswalk	Central St	south																																	
Summer St	north	35ft west of crosswalk (at walkway to 151 Central St)	2	2	2	2	1	1	2	0	0	1	2	Somerville Resident Permit Parking	Central St		north																																	
Central St	west	30ft north of crosswalk (at 2nd set of windows on brick apt building)	0											No Parking	30ft north of crosswalk (at 2nd set of windows on brick apt building)	Summer St	west																																	
Central St	east	30ft north of crosswalk (at 2nd set of windows on brick apt building)	1	1	1	1	0	0	0	0	0	0	1	Somerville Resident Permit Parking	Summer St		east																																	
Summer St	north	Central St	0											Fire Hydrant	20ft east of crosswalk	Central St	north																																	
Summer St	south	20ft east of crosswalk	0											No Parking	Central St		south																																	
Monmouth St	north	Central St	10	6	6	6	5	3	3	3	3	4	7	Somerville Resident Permit Parking	Harvard St		north																																	
Monmouth St	south	Harvard St	9	8	8	8	7	4	3	3	3	4	7	Private Way Resident Parking Only	approx. half way to Central Street		south																																	
Monmouth St	south	approx. half way to Central Street	10	5	5	5	4	4	3	3	3	2	2	Somerville Resident Permit Parking	Central St		south																																	
Harvard St	east	Monmouth St	10	6	6	6	6	2	2	2	2	3	5	Somerville Resident Permit Parking	Summer St		east																																	
Harvard St	west	Summer St	8	6	7	5	5	2	3	2	4	3	3	Somerville Resident Permit Parking	Monmouth St		west																																	
Harvard St	east	Cleveland St	8	6	6	6	5	5	5	4	4	4	6	Somerville Resident Permit Parking	Monmouth St		east																																	
Harvard St	west	Monmouth St	4	1	1	1	2	1	2	2	3	2	3	Somerville Resident Permit Parking	Cleveland St		west																																	
Cleveland St	north	Central St	15	11	11	12	10	8	9	7	6	6	9	Somerville Resident Permit Parking	Harvard St		north																																	
Cleveland St	south	Harvard St	14	8	8	11	9	7	12	10	7	8	7	Somerville Resident Permit Parking	Central St		south																																	
Central St	west	60 ft south of Cleveland Street (at 18A Central St)	6	2	2	2	2	3	4	4	2	2	3	Somerville Resident Permit Parking	Cleveland St		west																																	
Central St	east	Cleveland St	0											No Parking	60 ft south of Cleveland Street		east																																	
Central St	west	Cleveland St	5	1	1	1	1	4	6	3	1	2	1	five (5) two-hour parking spaces + one (1) "5 min only" parking space	Monmouth St		west																																	
Central St	east	Monmouth St	0											No Parking	Cleveland St		east																																	
			Total number of spaces												102																																			
			Total Number of Cars Parked												63	64	66	59	43	55	46	39	42	52																										
			Number of Available spaces												39	38	36	43	59	47	56	63	60	50																										
			Average number of available spaces during each period												39.00000												54.00000												57.66667											

Design Consultants, Inc.

Parking Survey

Site Location: 9 Monmouth Street

City: Somerville, MA

Date: Saturday, April 27, 2013

Weather: 60 degrees, sunny

Proj. No.: 2012-101.10

Sheet No.:

Field Tech.: B. Pyburn

Notes:

Saturday - Number of Cars Parked																	
11:00 am - 2:00 pm																	
Street	Side	From	To	Notes	Total No. of Spaces	11:00am to 11:10am	11:35am to 11:45am	12:00pm to 12:10pm	12:30pm to 12:40pm	1:00pm to 1:10pm	1:30pm to 1:40pm						
						8	7	6	6	6	5						
Central St	west	Monmouth St	Summer St	Nine resident-only spaces + one handicap only parking space	9												
Central St	east	Summer St	Monmouth St	No Parking	0												
Summer St	south	Central St	35ft west of crosswalk	No Parking	0												
Summer St	north	35ft west of crosswalk (at walkway to 151 Central St)	Central St	Somerville Resident Permit Parking	2	2	2	2	2	2	2						
Central St	west	Summer St	30ft north of crosswalk (at 2nd set of windows on brick apt building)	No Parking	0												
Central St	east	30ft north of crosswalk (at 2nd set of windows on brick apt building)	Summer St	Somerville Resident Permit Parking	1	1	1	1	1	1	1						
Summer St	north	Central St	20ft east of crosswalk	Fire Hydrant	0												
Summer St	south	20ft east of crosswalk	Central St	No Parking	0												
Monmouth St	north	Central St	Harvard St	Somerville Resident Permit Parking	10	6	7	7	7	7	7						
Monmouth St	south	Harvard St	approx. half way to Central Street	Private Way Resident Parking Only	9	3	2	2	3	3	4						
Monmouth St	south	approx. half way to Central Street	Central St	Somerville Resident Permit Parking	10	2	0	0	0	0	0						
Harvard St	east	Monmouth St	Summer St	Somerville Resident Permit Parking	10	5	5	4	4	4	4						
Harvard St	west	Summer St	Monmouth St	Somerville Resident Permit Parking	8	3	3	4	5	7	7						
Harvard St	east	Cleveland St	Monmouth St	Somerville Resident Permit Parking	8	4	4	4	4	4	4						
Harvard St	west	Monmouth St	Cleveland St	Somerville Resident Permit Parking	4	2	2	1	1	2	2						
Cleveland St	north	Central St	Harvard St	Somerville Resident Permit Parking	15	5	6	7	9	10	9						
Cleveland St	south	Harvard St	Central St	Somerville Resident Permit Parking	14	6	5	8	7	5	7						
Central St	west	60 ft south of Cleveland Street (at 18A Central St)	Cleveland St	Somerville Resident Permit Parking	6	4	3	1	1	1	1						
Central St	east	Cleveland St	60 ft south of Cleveland Street	No Parking	0												
Central St	west	Cleveland St	Monmouth St	five (5) two-hour parking spaces + one (1) "5 min only" parking space	5	2	2	2	2	2	1						
Central St	east	Monmouth St	Cleveland St	No Parking	0												
				Total number of spaces	102												
				Total Number of Cars Parked		50	47	47	49	51	50						
				Number of Available spaces		52	55	55	53	51	52						
				Average number of available spaces during each period												53.00000	

Design Consultants, Inc.
 Parking Survey
 Wednesday, April 24, 2013

			Number of Cars Parked									
Street	Side	Total Num. of On-Street Parking Spaces	6:00am to 6:15am	6:30am to 6:45am	7:00am to 7:15am	7:45am to 8:00am	12:00pm to 12:15pm	12:50pm to 1:05pm	1:35pm to 1:50pm	5:00pm to 5:15pm	5:40pm to 5:55pm	6:25pm to 6:40pm
Monmouth St	North	10	6	6	6	5	3	3	3	3	4	4
	South	10	5	5	5	4	4	3	3	2	2	3
Central Street	West	20	11	11	11	10	10	15	11	8	10	10
	East	1	1	1	1	1	0	0	0	0	0	1
Summer Street	North	2	2	2	2	2	1	1	2	0	0	1
	South	0	0	0	0	0	0	0	0	0	0	0
Harvard Street	West	12	7	8	6	7	3	5	4	7	5	6
	East	18	12	12	12	11	7	7	6	6	7	11
Cleveland Street	North	15	11	11	12	10	8	9	7	6	6	9
	South	14	8	8	11	9	7	12	10	7	8	7
total		102	63	64	66	59	43	55	46	39	42	52

			Number of Available Spaces									
Street	Side	Total Num. of On-Street Parking Spaces	6:00am to 6:15am	6:30am to 6:45am	7:00am to 7:15am	7:45am to 8:00am	12:00pm to 12:15pm	12:50pm to 1:05pm	1:35pm to 1:50pm	5:00pm to 5:15pm	5:40pm to 5:55pm	6:25pm to 6:40pm
Monmouth St	North	10	4	4	4	5	7	7	7	7	6	6
	South	10	5	5	5	6	6	7	7	8	8	7
	West	20	9	9	9	10	10	5	9	12	10	10
	East	1	0	0	0	0	1	1	1	1	1	0
Summer Street	North	2	0	0	0	0	1	1	0	2	2	1
	South	0	0	0	0	0	0	0	0	0	0	0
	West	12	5	4	6	5	9	7	8	5	7	6
	East	18	6	6	6	7	11	11	12	12	11	7
Cleveland Street	North	15	4	4	3	5	7	6	8	9	9	6
	South	14	6	6	3	5	7	2	4	7	6	7
	total	102	39	38	36	43	59	47	56	63	60	50

Street	Side	Total Num. of On-Street Parking Spaces	Average Number of Available Spaces		
			6:00am to 8:00am	12:00pm to 2:00pm	5:00pm to 7:00pm
Monmouth St	North	10	4.2500	7.0000	6.3333
	South	10	5.2500	6.6667	7.6667
	West	20	9.2500	8.0000	10.6667
	East	1	0.0000	1.0000	0.6667
Summer Street	North	2	0.0000	0.6667	1.6667
	South	0	0.0000	0.0000	0.0000
	West	12	5.0000	8.0000	6.0000
	East	18	6.2500	11.3333	10.0000
Cleveland Street	North	15	4.0000	7.0000	8.0000
	South	14	5.0000	4.3333	6.6667
	total	102	39.0000	54.0000	57.6667

Design Consultants, Inc.
Parking Survey
Saturday, April 27, 2013

			Number of Cars Parked					
Street	Side	Total Num. of On-Street Parking Spaces	11:00am to 11:10am	11:35am to 11:45am	12:00pm to 12:10pm	12:30pm to 12:40pm	1:00pm to 1:10pm	1:30pm to 1:40pm
Monmouth St	North	10	6	7	7	7	7	7
	South	10	2	0	0	0	0	0
	West	20	14	12	9	9	9	7
Central Street	East	1	1	1	1	1	1	1
	North	2	2	2	2	2	2	2
	South	0	0	0	0	0	0	0
Harvard Street	West	12	5	5	5	6	9	9
	East	18	9	9	8	8	8	8
	North	15	5	6	7	9	10	9
Cleveland Street	South	14	6	5	8	7	5	7
	total	102	50	47	47	49	51	50

			Number of Available Spaces					
Street	Side	Total Num. of On-Street Parking Spaces	11:00am to 11:10am	11:35am to 11:45am	12:00pm to 12:10pm	12:30pm to 12:40pm	1:00pm to 1:10pm	1:30pm to 1:40pm
Monmouth St	North	10	4	3	3	3	3	3
	South	10	8	10	10	10	10	10
	West	20	6	8	11	11	11	13
Central Street	East	1	0	0	0	0	0	0
	North	2	0	0	0	0	0	0
	South	0	0	0	0	0	0	0
Harvard Street	West	12	7	7	7	6	3	3
	East	18	9	9	10	10	10	10
	North	15	10	9	8	6	5	6
Cleveland Street	South	14	8	9	6	7	9	7
	total	102	52	55	55	53	51	52

			Average Number of Available Spaces	
Street	Side	Total Num. of On-Street Parking Spaces	11:00am to 2:00pm	
Monmouth St	North	10	3.1667	
	South	10	9.6667	
	West	20	10.0000	
Central Street	East	1	0.0000	
	North	2	0.0000	
	South	0	0.0000	
Harvard Street	West	12	5.5000	
	East	18	9.6667	
	North	15	7.3333	
Cleveland Street	South	14	7.6667	
	total	102	53.0000	