

Design Consultants, Inc.

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MEMORANDUM

DCI JOB NO. 2013-073

TO: Melissa Woods, City of Somerville
Terence Smith, Traffic Engineer

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

SUBJECT: **Parking Assessment**
500 Medford Street
Somerville, MA

DATE: June 28, 2013



This memorandum evaluates the parking needs and on-street parking availability for the property located at 500 Medford Street in Somerville. The proposed restaurant at this location is Gaka's Asian Eatery, and will serve lunch and dinner. The proposed restaurant will not have any seating and be a take-out restaurant only. A small waiting area will be provided at the front of the store. The project site at 500 Medford Street does not provide any off-street parking spaces, either under the existing or proposed conditions. The applicant is seeking zoning relief for two off-street parking spaces.

The purpose of this memo is to evaluate the existing utilization of the on-street parking and the municipal parking lot parking in the vicinity of the project site. DCI performed a parking survey of available on-street parking on Medford Street and the surrounding streets within approximately 500 feet of the subject property. The study area included the following roadways:

- Medford Street, from Magoun Square to Partridge Avenue
- Lowell Street, from Medford Street to Richardson Street
- Broadway, from Hinckley Street to Strathmore Road
- Cleveland Street, from Harvard Street to Central Street
- Municipal parking lot in Magoun Square (behind CVS)

This study area is shown in Figure 1, below.

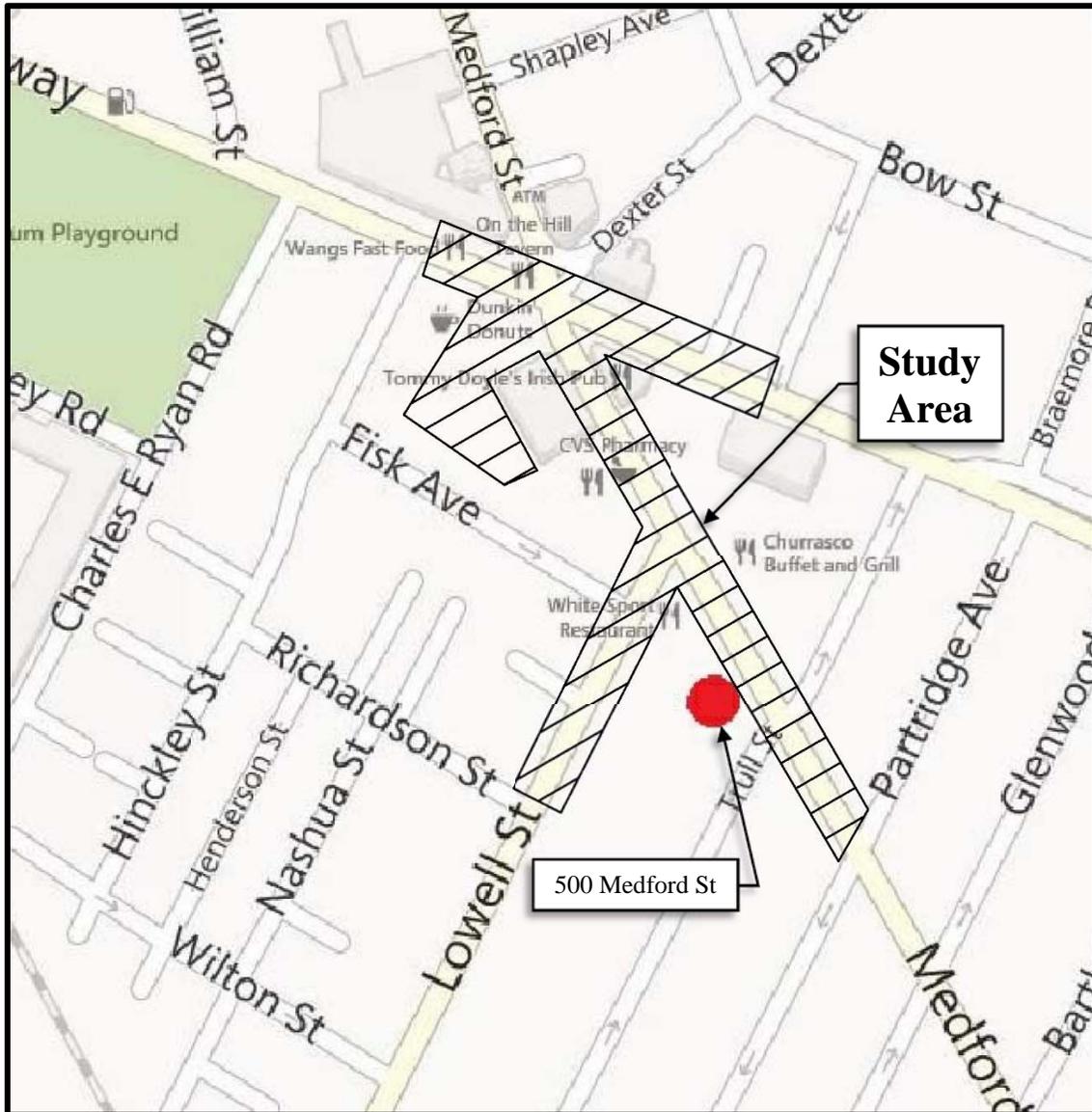


Figure 1: Project Study Area

On-street parking on Medford Street and Broadway is generally metered. Parking on Lowell Street is not metered, and is limited to two hours except by residential permit. The following is a list of exceptions:

- On-street parking is prohibited on the west side of Lowell Street.
- On-street parking is prohibited on the south side of Broadway, to the west of Medford Street.

- There is a single handicap only parking space on the south side of Medford Street, near Partridge Avenue.
- There is a single “15 minute only” parking spaces on the south side of Medford Street, just to the east of Lowell Street.
- On the north side of Medford Street to the west of Lowell Street, there is a single loading zone parking space. The loading zone restriction is in place from Monday through Saturday from 9:00am – 5:00pm. This space would be available for passenger vehicle parking after 5:00pm on those days, and throughout the day on Sunday.
- The municipal lot in Magoun Square has several different parking areas. There are 12 individually metered spaces, 32 numbered spaces that are paid for at a central pay station, two “15 minute only”, three handicap spaces, and two designated Zipcar spaces.



On-Street Parking on Medford Street

In aggregate, there are approximately 112 existing parking spaces within the study area. This total does *not* include the two Zipcar spaces in the municipal parking lot, the four handicap only spaces (one on-street and three in the municipal parking lot), nor the single loading zone space.

DCI recorded the number of available parking 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

- 12:00 – 2:00 PM
- 5:00 – 7:00 PM

Saturday April 27, 2013

- 11:00 AM – 2:00 PM

These time periods represent the peak lunch and dinner times when the restaurant is expected to be busiest. 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.

It is noted that these parking data were originally collected in support of another application seeking off-street parking zoning relief for three spaces, located at 514C Medford Street. These parking data are appropriate to reuse due to the proximity of the current project site to 514C Medford Street, and because the parking data is recent (approximately two months old) and therefore still representative of the parking conditions in the Magoun Square area.

Table 1 – Summary of Available On-Street and Municipal Parking Spaces

Street		Side	Total Number of Parking Spaces	Average Available Parking Spaces ⁽¹⁾					
				Weekday				Saturday	
				Mid-Day		Evening		Mid-Day	
				Num	%	Num	%	Num	%
Medford Street	North ⁽²⁾	20	10	50%	5	25%	9	45%	
	South ⁽³⁾	19	9	47%	3	16%	7	37%	
Lowell Street	West	<i>no parking</i>							
	East	11	2	18%	1	9%	1	9%	
Broadway	North	10	4	40%	4	40%	3	30%	
	South	6	2	33%	3	50%	2	33%	
Municipal Parking Lot ⁽⁴⁾	Metered	12	7	58%	6	50%	5	42%	
	Numbered	32	23	72%	17	53%	27	84%	
	15-Minute non-metered	2	1	50%	1	50%	1	50%	
Total		112	58	52%	40	36%	55	49%	

Notes:
⁽¹⁾ The average number of available parking spaces is an average of all observations within each observation period
⁽²⁾ Does not include the single loading zone parking space, which is available for use after 5:00pm
⁽³⁾ Does not include the single on-street handicap parking space
⁽⁴⁾ Does not include the two Zipcar spaces, nor the three handicap only parking spaces

As indicated by the parking survey data, an average of 58 parking spaces were available during the weekday mid-day period (12:00 PM to 2:00 PM), and an average of 40 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 55 available on-street parking spaces.



Municipal Parking Lot at Magoun Square

It is noted that the previous application for off-street parking zoning relief at 514C Medford Street has since been approved. Therefore, it can be expected that with the previously approved project in place, the number of available on-street parking spaces would be slightly reduced. Looking at the Magoun Square area holistically, it is also noted that there is another current application (at 517 Medford Street) that is also seeking two spaces of off-street parking zoning relief.

Regardless of these other concurrent projects, the results of this parking survey indicate that there is a significant number of unutilized parking spaces on-street and within the nearby municipal parking lot, more than adequate to accommodate the two parking spaces needed for the 500 Medford Street project.

In addition to the ample on-street parking, the Magoun Square area is well served by public transportation. The MBTA Bus Route 80 travels along Broadway and Medford Street. Bus stops on Medford Street are located less than 300 feet from the project site. The Bus Route 80 travels between Arlington Center and Lechmere Station and provide access to and from the MBTA Green Line. The MBTA Bus Route 89 travels along Broadway between Clarendon Hill or Davis Square and Sullivan Square, and provides connections to the MBTA Red Line and the Orange Line. The bus stops on Broadway are approximately 600 feet from 500 Medford Street. Furthermore, the project site is located approximately 1,300 feet (a 5-6 minute walk) from the future Lowell Street Station, proposed as part of the MBTA Green Line Extension.



There is also a secure bicycle rack located in the municipal parking lot (adjacent to the Olde Magoun's Saloon building). This bicycle rack is a safe and convenient place for bicycle parking, located approximately 375 feet from the proposed restaurant at 500 Medford Street.

Bicycle Rack within the Municipal Parking Lot at Magoun Square

Based on the multiple public transportation options and the convenient bicycle parking area that would serve to reduce the vehicular parking demand in this area, and the significant number of available on-street and municipal parking spaces in the area surrounding the project, it is expected that the existing parking supply will be more than sufficient to support the opening of a restaurant at 500 Medford Street.

Appendix

Parking Survey Data Sheets / Calculations

Design Consultants, Inc.

Parking Survey

Site Location: 500 Medford Street
 City: Somerville, MA
 Date: Wednesday, April 24, 2013
 Weather: cool and cloudy in the AM, warm and sunny in the PM

Proj. No.: 2013-073
 Sheet No.: _____
 Field Tech.: C. Ryan
 Notes: _____

						Weekday - Number of Parked Cars						
						12:00 - 2:00 pm			5:00 - 7:00 pm			
Street	Side	From	To	Notes	Total No. of Spaces	12:30pm to 12:40pm	1:15pm to 1:25pm	1:50pm to 2:00pm	5:20pm to 5:30pm	6:00pm to 6:10pm	6:40pm to 6:50pm	
Medford St	south	Broadway	Lowell St	5 metered 3 unmetered	8	8	4	5	8	8	7	
Lowell St	west	Medford St	Fisk Ave	no parking	0							
Lowell St	west	Fisk Ave	Lowell Terrace	no parking	0							
Lowell St	west	Lowell Terrace	Richardson St	no parking	0							
Lowell St	east	Richardson St	Lowell Terrace	2 hour parking, except by residential permit	3	3	1	2	3	3	3	
Lowell St	east	Lowell Terrace	Medford St	2 hour parking, except by residential permit	8	4	8	7	7	6	8	
Medford St	south	Lowell Street	Trull Street	metered parking	9	2	4	3	6	8	6	
Medford St	south	Trull Street	Partridge Ave	2 regular spaces + 1 HC parking space	2	1	2	2	2	2	2	
Medford St	north	Partridge Ave	Norwood Ave	2 hour parking, except by residential permit	3	3	2	2	3	1	2	
Medford St	north	Norwood Ave	Lowell Street	metered parking	10	6	1	3	8	6	8	
Medford St	north	Lowell Street	Broadway	7 metered spaces +1 "loading zone" space that is available after 5pm	7	5	4	4	5	5	6	
Broadway	south	Magoun Sq	Strathmore Rd	4 metered spaces 2 non-metered 2-hour spaces	6	6	3	3	4	2	2	
Broadway	north	Strathmore Rd	Magoun Sq	5 metered spaces 1 unmetered space	6	3	5	2	1	1	5	
Broadway	north	Magoun Sq	Hinckley St	metered parking	4	4	4	1	3	3	3	
Broadway	south	Hinckley St	Magoun Sq	no parking	0							
Municipal Parking Lot	west row of parking			metered parking	8	4	0	5	2	4	8	
Municipal Parking Lot	west row of parking			numbered parking with central space station	10	1	2	4	1	2	3	
Municipal Parking Lot	south row of parking (including the two spaces that are separated)			15 numbered parking space with central space station + one zip car space	15	4	2	0	3	8	13	
Municipal Parking Lot	north row of parking (including the two parallel spaces next to the building)			7 numbered parking space with central space station + one zip car space	7	4	5	4	5	5	5	
Municipal Parking Lot	east row of parking			metered parking	4	2	1	2	0	1	4	
Municipal Parking Lot	east row of parking			15 min only non-metered spaces	2	2	1	0	1	1	2	
Municipal Parking Lot	east row of parking			HC only, non-metered	3	1	1	0	1	1	1	
Total					112							
Total Number of Cars Parked						62	49	49	62	66	87	
Total Number of Available Spaces						50	63	63	50	46	25	
Average Number of Available Spaces during each period						58.66667			40.33333			

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Parking Survey

Site Location: 500 Medford Street
 City: Somerville, MA
 Date: Saturday, April 27, 2013
 Weather: 60 degrees, sunny

Proj. No.: 2013-073
 Sheet No.: _____
 Field Tech.: B. Pyburn
 Notes: _____

						Weekday - Number of Parked Cars					
						11:00 am - 2:00 pm					
Street	Side	From	To	Notes	Total No. of Spaces	11:20am to 11:30am	11:45am to 11:55am	12:15pm to 12:25pm	12:45pm to 12:55pm	1:15pm to 1:25pm	1:45pm to 1:55pm
Medford St	south	Broadway	Lowell St	5 metered 3 unmetered	8	4	4	3	5	5	4
Lowell St	west	Medford St	Fisk Ave	no parking	0						
Lowell St	west	Fisk Ave	Lowell Terrace	no parking	0						
Lowell St	west	Lowell Terrace	Richardson St	no parking	0						
Lowell St	east	Richardson St	Lowell Terrace	2 hour parking, except by residential permit	3	3	3	3	3	3	3
Lowell St	east	Lowell Terrace	Medford St	2 hour parking, except by residential permit	8	8	6	6	6	7	7
Medford St	south	Lowell Street	Trull Street	metered parking	9	6	7	4	6	6	6
Medford St	south	Trull Street	Partridge Ave	2 regular spaces + 1 HC parking space	2	2	2	1	1	2	2
Medford St	north	Partridge Ave	Norwood Ave	2 hour parking, except by residential permit	3	1	1	1	2	0	1
Medford St	north	Norwood Ave	Lowell Street	metered parking	10	4	7	8	7	5	8
Medford St	north	Lowell Street	Broadway	7 metered spaces +1 "loading zone" space that is available after 5pm	7	6	4	2	4	4	4
Broadway	south	Magoun Sq	Strathmore Rd	4 metered spaces 2 non-metered 2-hour spaces	6	4	4	5	5	5	4
Broadway	north	Strathmore Rd	Magoun Sq	5 metered spaces 1 unmetered space	6	4	3	3	3	5	2
Broadway	north	Magoun Sq	Hinckley St	metered parking	4	2	3	3	3	4	4
Broadway	south	Hinckley St	Magoun Sq	no parking	0						
Municipal Parking Lot		west row of parking		metered parking	8	5	4	3	5	4	2
Municipal Parking Lot		west row of parking		numbered parking with central space station	10	1	2	2	2	2	1
Municipal Parking Lot		south row of parking (including the two spaces that are separated)		15 numbered parking space with central space station + one zip car space	15	2	2	1	1	2	1
Municipal Parking Lot		north row of parking (including the two parallel spaces next to the building)		7 numbered parking space with central space station + one zip car space	7	2	2	1	2	1	3
Municipal Parking Lot		east row of parking		metered parking	4	4	4	1	2	2	4
Municipal Parking Lot		east row of parking		15 min only non-metered spaces	2	2	1	0	2	2	2
Municipal Parking Lot		east row of parking		HC only, non-metered	3	2	1	0	0	0	1
				Total	112						
				Total Number of Cars Parked		60	59	47	59	59	58
				Total Number of Available Spaces		52	53	65	53	53	54
				Average Number of Available Spaces during each period		55.00000					

Design Consultants, Inc.
Parking Survey Data Summary

		Number of Cars Parked												
		Weekday (Wednesday, April 24, 2013)							Saturday, April 27, 2013					
Street	Side	Total Number of Parking Spaces	12:30pm to 12:40pm	1:15pm to 1:25pm	1:50pm to 2:00pm	5:20pm to 5:30pm	6:00pm to 6:10pm	6:40pm to 6:50pm	11:20am to 11:30am	11:45am to 11:55am	12:15pm to 12:25pm	12:45pm to 12:55pm	1:15pm to 1:25pm	1:45pm to 1:55pm
Medford Street	North	20	14	7	9	16	12	16	11	12	11	13	9	13
	South	19	11	10	10	16	18	15	12	13	8	12	13	12
Lowell Street	West	0	0	0	0	0	0	0	0	0	0	0	0	0
	East	11	7	9	9	10	9	11	11	9	9	9	10	10
Broadway	North	10	7	9	3	4	4	8	6	6	6	6	9	6
	South	6	6	3	3	4	2	2	4	4	5	5	5	4
Municipal Parking Lot	Metered	12	6	1	7	2	5	12	9	8	4	7	6	6
	Numbered	32	9	9	8	9	15	21	5	6	4	5	5	5
	15-Minute non-metered	2	2	1	0	1	1	2	2	1	0	2	2	2
total		112	62	49	49	62	66	87	60	59	47	59	59	58

		Number of Available Spaces												
		Weekday (Wednesday, April 24, 2013)							Saturday, April 27, 2013					
Street	Side	Total Number of Parking Spaces	12:30pm to 12:40pm	1:15pm to 1:25pm	1:50pm to 2:00pm	5:20pm to 5:30pm	6:00pm to 6:10pm	6:40pm to 6:50pm	11:20am to 11:30am	11:45am to 11:55am	12:15pm to 12:25pm	12:45pm to 12:55pm	1:15pm to 1:25pm	1:45pm to 1:55pm
Medford Street	North	20	6	13	11	4	8	4	9	8	9	7	11	7
	South	19	8	9	9	3	1	4	7	6	11	7	6	7
Lowell Street	West	0	0	0	0	0	0	0	0	0	0	0	0	0
	East	11	4	2	2	1	2	0	0	2	2	2	1	1
Broadway	North	10	3	1	7	6	6	2	4	4	4	4	1	4
	South	6	0	3	3	2	4	4	2	2	1	1	1	2
Municipal Parking Lot	Metered	12	6	11	5	10	7	0	3	4	8	5	6	6
	Numbered	32	23	23	24	23	17	11	27	26	28	27	27	27
	15-Minute non-metered	2	0	1	2	1	1	0	0	1	2	0	0	0
total		112	50	63	63	50	46	25	52	53	65	53	53	54

		Average Number of Available Spaces			
		Weekday			Saturday
Street	Side	Total Number of Parking Spaces	12:00pm to 2:00pm	5:00pm to 7:00pm	11:00am to 2:00pm
Medford Street	North	20	10.0000	5.3333	8.5000
	South	19	8.6667	2.6667	7.3333
Lowell Street	West	0	0.0000	0.0000	0.0000
	East	11	2.6667	1.0000	1.3333
Broadway	North	10	3.6667	4.6667	3.5000
	South	6	2.0000	3.3333	1.5000
Municipal Parking Lot	Metered	12	7.3333	5.6667	5.3333
	Numbered	32	23.3333	17.0000	27.0000
	15-Minute non-metered	2	1.0000	0.6667	0.5000
total		112	58.6667	40.3333	55.0000