



TO:	Claire Ricker, DPCD Director	DATE:	August 8, 2025
FROM:	Keri Pyke, P.E., PTOE Christa Lucas, P.E.	HSH PROJECT NO.:	2025156.00
CC:	Steve Maimone, 126 Broadway LLC		
SUBJECT:	126 Broadway, Arlington, MA Transportation Demand Management (TDM) Plan		

As requested by the Town, 126 Broadway (the Project) has developed a Transportation Demand Management (TDM) Plan. The Project is committed to implementing TDM strategies to minimize automobile usage and Project-related traffic impacts.

Project Summary

The Project will consist of the construction of 14 residential units in a five-story building with approximately 1,400 square feet (sf) of ground-floor commercial use. The entrance to the commercial use will be from Broadway, and the entrance to the building lobby will be provided on Everett Street. Access to the covered parking area will continue to be from the existing driveway curb cut on Everett Street. Five vehicle parking spaces will be provided; two spaces will have access to a Level 2 Electric Vehicle (EV) charger. A secure bicycle room on the ground floor will accommodate storage for 22 bicycles, and two outdoor bicycle racks will provide four visitor bicycle parking spaces. **Table 1** summarizes the Project’s mixed-use development program.

Table 1. Project Program

Land Use	Project
Residential	14 units
Commercial	1,400 sf

MODE SHARE

Mode shares for the Project were determined using the latest 2023 Census data for Tract 3567.01. The 2023 data indicate 40% commute via vehicle (car, truck, or van); 13% commute via public transportation; 9% bicycle or walk to work; and 38% of residents worked from home. **Table 2** summarizes the 2023 mode share for the Site.



Table 2. *Mode Share Summary*

Land Use	2023 Census (Tract 3567.01)
Drove to Work	40%
Public Transportation	13%
Bicycle/Walk	9%
Work from Home	38%
Total	100%

Transportation Demand Management Plan

The Project will improve the pedestrian environment and encourage bicycle and transit use at the Project Site.

ON-SITE TDM AMENITIES

The Project will improve pedestrian access by constructing an Americans with Disability Act- (ADA-) compliant ramp adjacent to the site at the corner of Broadway/Everett Street. The Project will reconstruct any existing sidewalks damaged during construction as necessary. A bicycle room with 22 bicycle spaces on the ground floor and four outdoor visitor spaces on bicycle racks near the building entrance will be provided to encourage bicycle use. A charging station will be provided in the bicycle room.

OFF-SITE TDM AMENITIES

PUBLIC TRANSPORTATION

The Massachusetts Bay Transportation Authority (MBTA) #87 bus route operates adjacent to the Site along Broadway and MBTA #77 and #350 bus routes operate along Massachusetts Avenue within two blocks of the Site. A summary of existing transit services and their service destinations, service hours, and peak hour frequency is provided in **Table 3**.

BLUEBIKES

Bluebikes is the Boston area's largest bicycle sharing service, which was launched in 2011 and currently consists of more than 4,000 shared bicycles at more than 400 stations throughout Arlington, Boston, Brookline, Cambridge, Chelsea, Everett, Somerville, Newton, Revere, and Watertown. A Bluebikes station is located on Nichols Avenue near Arlington Street, down the street from the Project. It is within a five-minute walk from the Site.



Table 3. Transit Service Summary

Transit Route	Route Description	Weekday Service	Peak Hour/ Headway (min.)	
			a.m.	p.m.
77	Arlington Heights – Harvard Station	4:49 a.m. – 1:29 a.m.	11	12
87	Arlington Center/Clarendon Hill – Lechmere Station	5:05 a.m. – 1:40 a.m.	18	25
350	North Burlington – Alewife Station	5:44 a.m. – 11:08 p.m.	25	30

* Source: MBTA 2025 System Map (June 15, 2025) and MBTA schedules (effective April 6, 2025).

CARSHARE

Car sharing services enable easy access to short-term vehicular transportation. Vehicles are rented on an hourly or daily basis, and all vehicle costs (gas, maintenance, insurance, and parking) are included in the rental fee. Vehicles are checked out for a specific time period and returned to their designated location. Pick-up/drop-off locations are typically in existing parking lots or other parking areas throughout neighborhoods as a convenience to users of the services. Nearby car sharing services provide an important transportation option and reduce the need for private vehicle ownership. Zipcar is the primary car share company in the Metro Boston area. The following Zipcar locations are less than one mile from the Site:

- Victoria Street/Massachusetts Avenue and
- Arlington Center (29 Mystic Street).

ADDITIONAL TDM STRATEGIES

Additional TDM strategies for the Project will include, but will not be limited to:

- **General Strategies**
 - An on-site transportation coordinator;
 - Orientation packets outlining transit availability for residents/employees;
 - Complimentary TDM brochures and resources (Bluebikes, MBTA, etc.); and
 - Real-time transit display in residential lobby (MBTA schedules and Bluebikes availability).
- **Parking Strategies**
 - Minimal parking will be available;
 - Parking spaces are unbundled from residential units; and
 - EV charging stations are provided.



■ **Bicycle Strategies**

- Secure, covered bicycle storage in a ground floor bicycle room for residents;
- Outdoor bicycle racks for short-term visitors; and
- Post information about Bluebikes in the lobby.

The Project will continue working with the Town of Arlington to create a Project that provides safe access for vehicles, improves the pedestrian environment, and encourages transit and bicycle use at the Project Site.