

TO:	Claire Ricker, DPCD Director	DATE:	December 4, 2025
FROM:	Keri Pyke, P.E., PTOE Christa Lucas, P.E.	HSH PROJECT NO.:	2025250.00
CC:	Mike Bouboulis, Homer Contracting		
SUBJECT:	259 Broadway, Arlington, MA Transportation Demand Management (TDM) Plan		

As requested by the Town of Arlington, 259 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. Per the Town of Arlington Zoning Bylaw Section 6.1.5 (C), all projects requesting a parking reduction must employ at least three TDM methods. The TDM methods per the Bylaws and those that will be provided by the Project are summarized in **Table 1**.

Table 1. TDM Methods Provided by the Project (Per Bylaw 6.1.5 (C))

TDM Method	Provided by Project?
C1. Charge for parking on-site	Yes (see below)
C2. Pay a stipend to workers or residents without cars	No
C3. Provide preferential parking for carpool vehicles	N/A
C4. Provide a guaranteed emergency ride home	N/A
C5. Provide transit pass subsidies	No
C6. Provide covered bicycle parking and storage	Yes (see below)
C7. Provide bicycle or car sharing on site	No
C8. Provide showers for business or industrial uses	No
C9. Provide charging stations for electric bicycles and scooters	Yes (see below)
C10. Provide parking for cargo bikes	No
C11. Be located within a quarter-mile walk of a subway station or of a bus stop with scheduled bus service at least every 30 minutes	Yes (see below)
C12. Other means acceptable to the Special Permit Granting Authority	See below
Total Number of TDM Methods provided by Project (3 required)	At least 4



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

■ **General Strategies**

- Complimentary TDM brochures and resources (Bluebikes, Massachusetts Bay Transportation Authority (MBTA), etc.).

■ **Transit Strategies**

- Orientation packets outlining transit availability for residents/employees; and
- Real-time transit display in residential lobby (MBTA schedules and Bluebikes availability).

■ **Parking Strategies**

- Minimal parking will be available;
- Parking space fees of at least \$175/month per space are unbundled from residential fees associated with the lease of units; and
- Electric vehicle (EV) charging stations are provided.

■ **Bicycle Strategies**

- Secure, covered bicycle storage in a ground-floor bicycle room for residents;
- Charging stations for electric bicycles and scooters are provided;
- Outdoor bicycle racks for short-term visitors; and
- Posted 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.

Project Summary

The Project will consist of the construction of 14 residential units in a five-story building with approximately 1,220 square feet (sf) of ground-floor commercial use. Entrances to the ground floor commercial uses and to the residential lobby will be from Broadway. Access to the covered parking area will continue to be from the existing driveway curb cut on Palmer Street. Five vehicle parking spaces will be provided; at least two spaces will have access to Level 2 EV chargers. Secure bicycle rooms on the ground floor will accommodate storage for 24 bicycles, and one outdoor bicycle rack will provide two visitor bicycle parking spaces. **Table 2** summarizes the Project's mixed-use development program.



Table 2. Project Program

Land Use	Project
Residential	14 units
Commercial	1,220 sf

MODE SHARE

Mode shares for the Project were determined using the latest 2023 Census data for Tract 3563. The 2023 data indicate 51% commute via vehicle (car, truck, or van); 7% commute via public transportation; 8% bicycle or walk to work; and 34% of residents worked from home. **Table 3** summarizes the 2023 mode share for the site.

Table 3. Mode Share Summary

Land Use	2023 Census (Tract 3563)
Drove to Work	51%
Public Transportation	7%
Bicycle/Walk	8%
Work from Home	34%
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 reconstruct the ramp adjacent to the site at the corner of Broadway/Palmer Street as well as any existing sidewalks damaged during construction as necessary for the Americans with Disability Act (ADA) and Massachusetts Architectural Access Board (MAAB) compliance. Bicycle rooms accommodating 24 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. Infrastructure for electric mobility device charging will be provided in the bicycle room.



OFF-SITE TDM AMENITIES

PUBLIC TRANSPORTATION

The MBTA #87 bus route operates adjacent to the site along Broadway and MBTA #77 and #350 bus routes operate along Massachusetts Avenue less than two blocks of the site (less than ¼-mile or a 3-minute walk) The MBTA #77 is a MBTA Frequent Bus Route with buses arriving every 15 minutes or better between 5:00 a.m. and 1:00 a.m., seven days a week. A summary of existing transit services and their service destinations, service hours, and peak hour frequency is provided in **Table 4**.

Table 4. 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).*

BLUEBIKES

Bluebikes is the Boston area's largest bicycle sharing service, which was launched in 2011 and currently consists of more than 4,500 shared bicycles at more than 400 stations throughout Arlington, Boston, Brookline, Cambridge, Chelsea, Everett, Somerville, Newton, Revere, and Watertown. The following 11-bicycle Bluebikes stations are located within ½ mile (10 minute walk) from the site:

- Swan Place at Minuteman Bikeway;
- Medford Street at Warren Street;
- Railroad Lot and Minuteman Bikeway;
- Linwood Street at Minuteman Bikeway;
- Broadway at Grafton Street;
- Massachusetts Avenue at Grafton Street; and
- Mystic Valley Parkway at River Station.

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:

- Arlington Center (29 Mystic Street);
- Victoria Street/Broadway (8 Victoria Street);
- High Street/Harvard Avenue (481 High Street); and
- 203 Concord Turnpike.

Conclusion

The Project is committed to implementing TDM strategies to minimize automobile usage and Project-related traffic impacts. The Project will continue to work 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.