



# 45 Townsend Street – IAG/Public Meeting – Traffic and Parking

## Tonight's Discussion:

- Traffic
- Parking

## Topics for Future IAG Meetings:

- Nov. 14 – Massing, Density, Size
- Dec. 5 – Affordable Housing



**DEVELOPER**

Kensington Investment Company  
 Charlotte Lewis  
 Kurt Therrien  
 Juma Crawford

**DESIGN TEAM**

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 DREAM Collaborative (MBE)  
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 G-O Logic  
 Matt O'Malia  
 Ground Inc (WBE)  
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**CONSTRUCTION MANAGEMENT**

JANEY Construction (MBE)  
 Greg Janey

**PERMITTING & COMMUNITY ENGAGEMENT**

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 Erik Rexford  
 Bevco Associates (M/WBE)  
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 CK Communication  
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 Legacy Consultants (M/WBE)  
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**AFFORDABLE HOME OWNERSHIP/  
 IDP COMPONENT @ BARTLETT STATION**

Crosswinds/Windale (MBE)  
 Arnold Johnson  
 George Chin  
 Nuestra Comunidad Development Co.  
 David Price  
 Marcia Thornhill



Bevco Associates

Legacy Consultants



**45 Townsend Street Project Team**

- 300 units-studio, 1, 2, 3BR
- 220 parking spaces
- café, cowork space, gallery
- public outdoor spaces
- 45 off-site affordable homeownership units



# 45 Townsend Street Project Information



# Cowork – Locally Run Shared Office Space

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**go**  
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**G-LOGIC**

**D/R/E/A/M COLLABORATIVE**  
Architectural | Interior Design | Construction Consulting

**ground**

**Bevco Associates**

**Legacy Consultants**

**JANEY**  
Construction Management

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# Neighborhood Café – Locally Run

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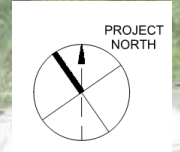
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# Community Gallery/Meeting Room Showcases Local Artists



# On-Site Circulation – Harrishof Plaza

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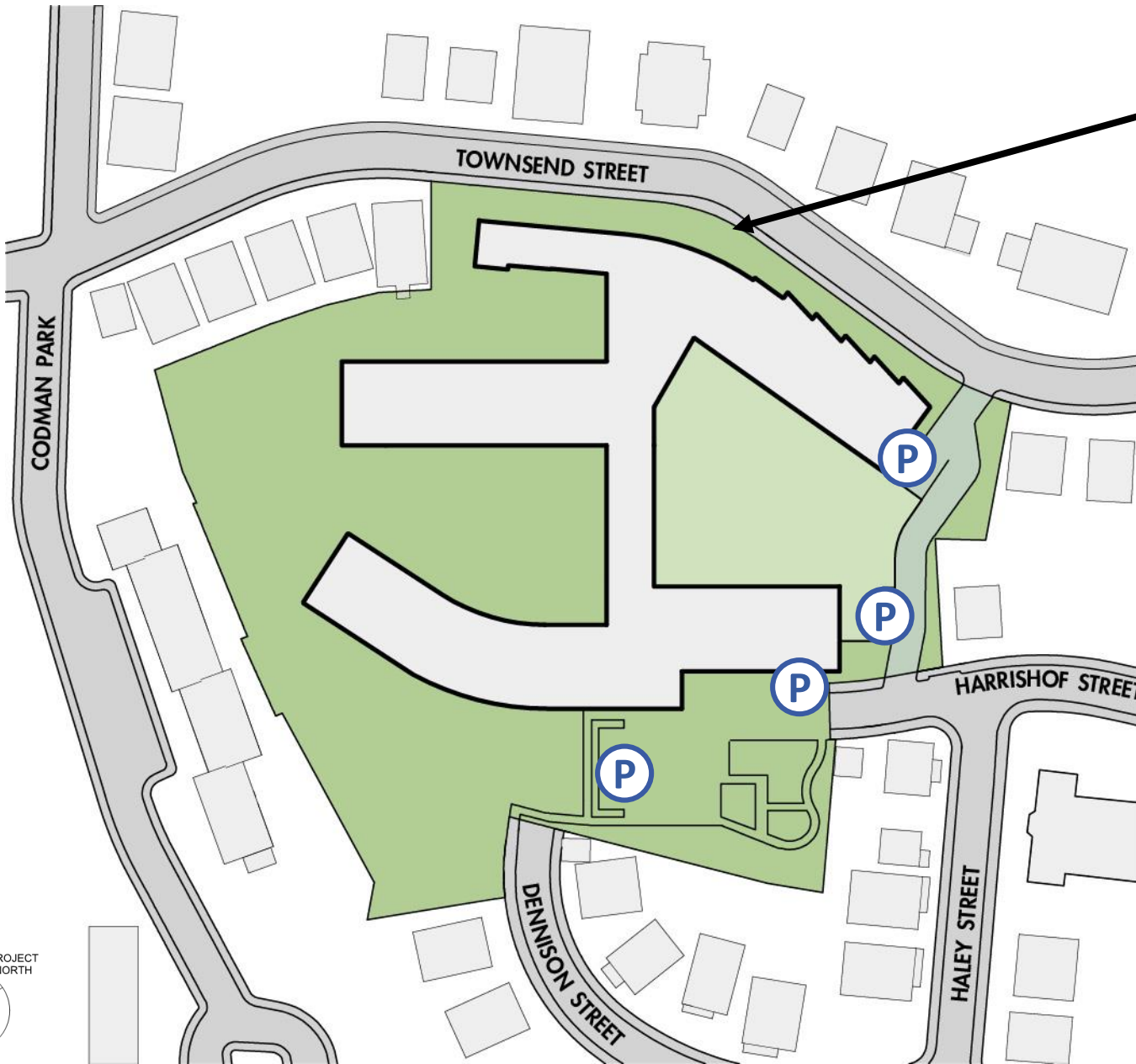
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Eliminating curb cut adds on-street parking

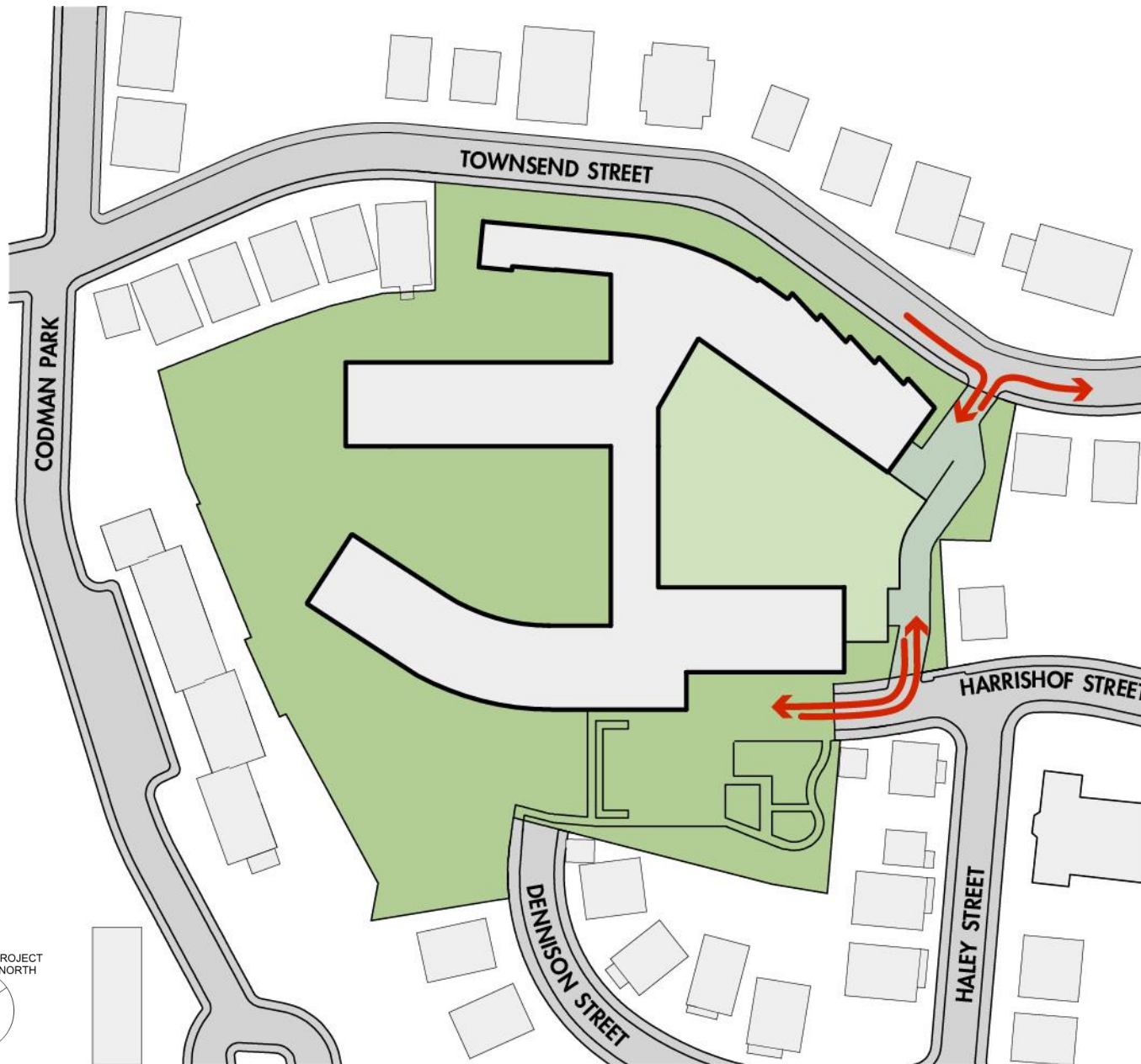
**Parking Spaces in Garage & Outside:**

|                      |    |
|----------------------|----|
| Garage Level 2.....  | 56 |
| Garage Level 3.....  | 81 |
| Garage Level 4.....  | 70 |
| Harrishof Plaza..... | 13 |

**Total.....220**



**On-Site Parking – 220 Spaces**



# Site Access – Limit During Higginson School Dropoff/Pickup



# Site Access – Typical

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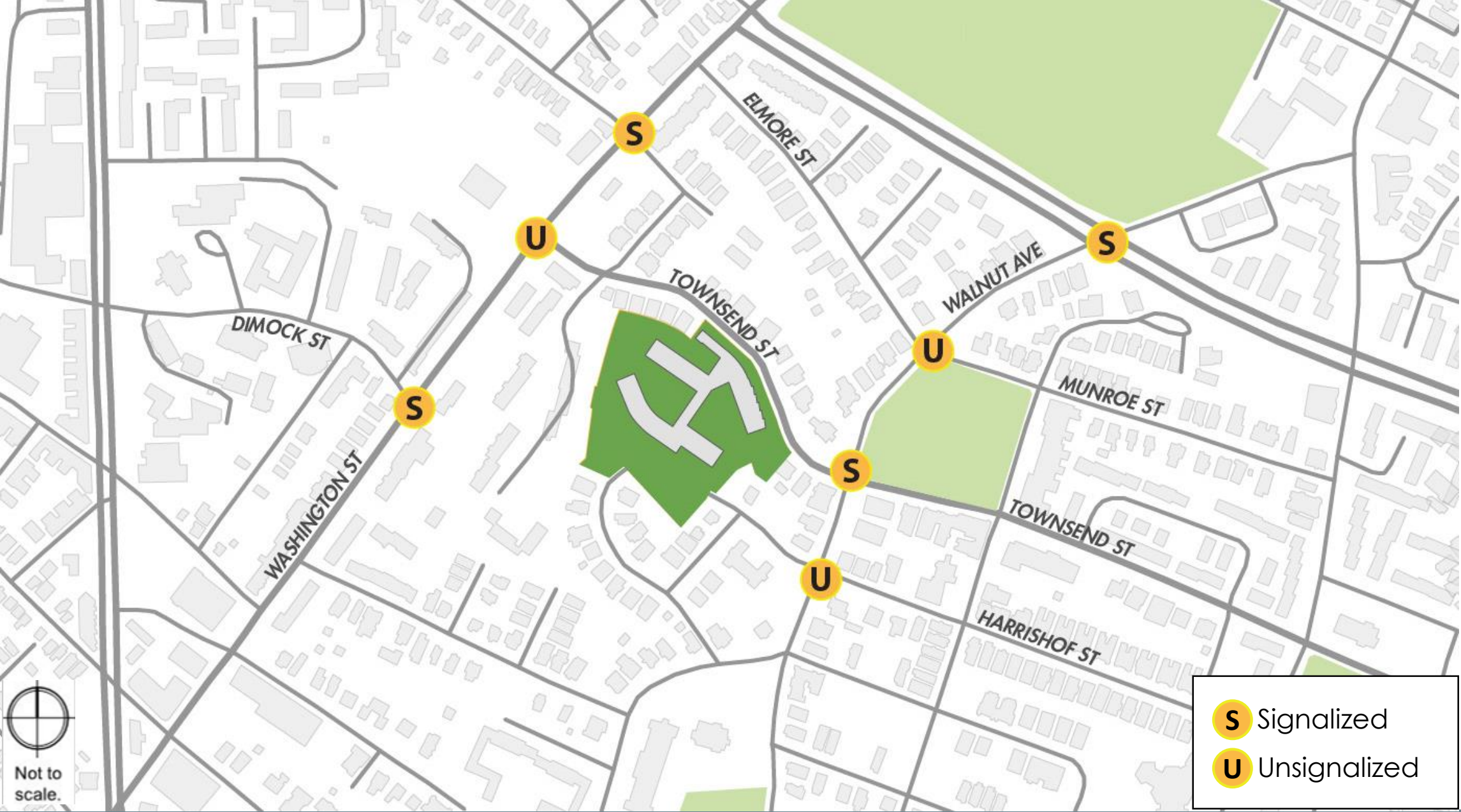
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# Traffic Study - Public Transportation & Study Area



Not to scale.

**S** Signalized  
**U** Unsignalized

# Traffic Study – Intersection Analysis

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*Walnut Approaching MLK*



*Marcella approaching Washington*



*Walnut queue impacts Townsend*



*Washington approaching Marcella*

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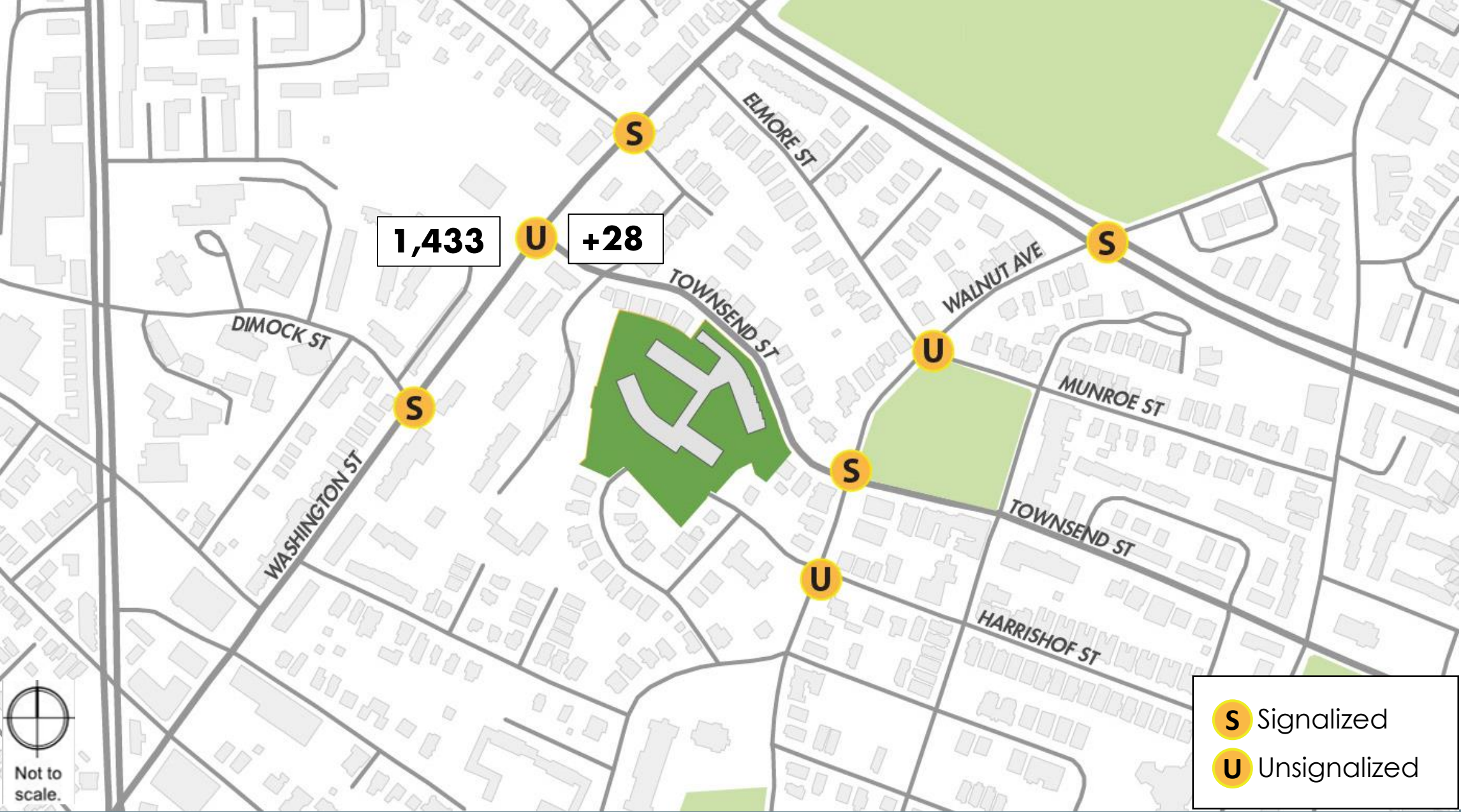
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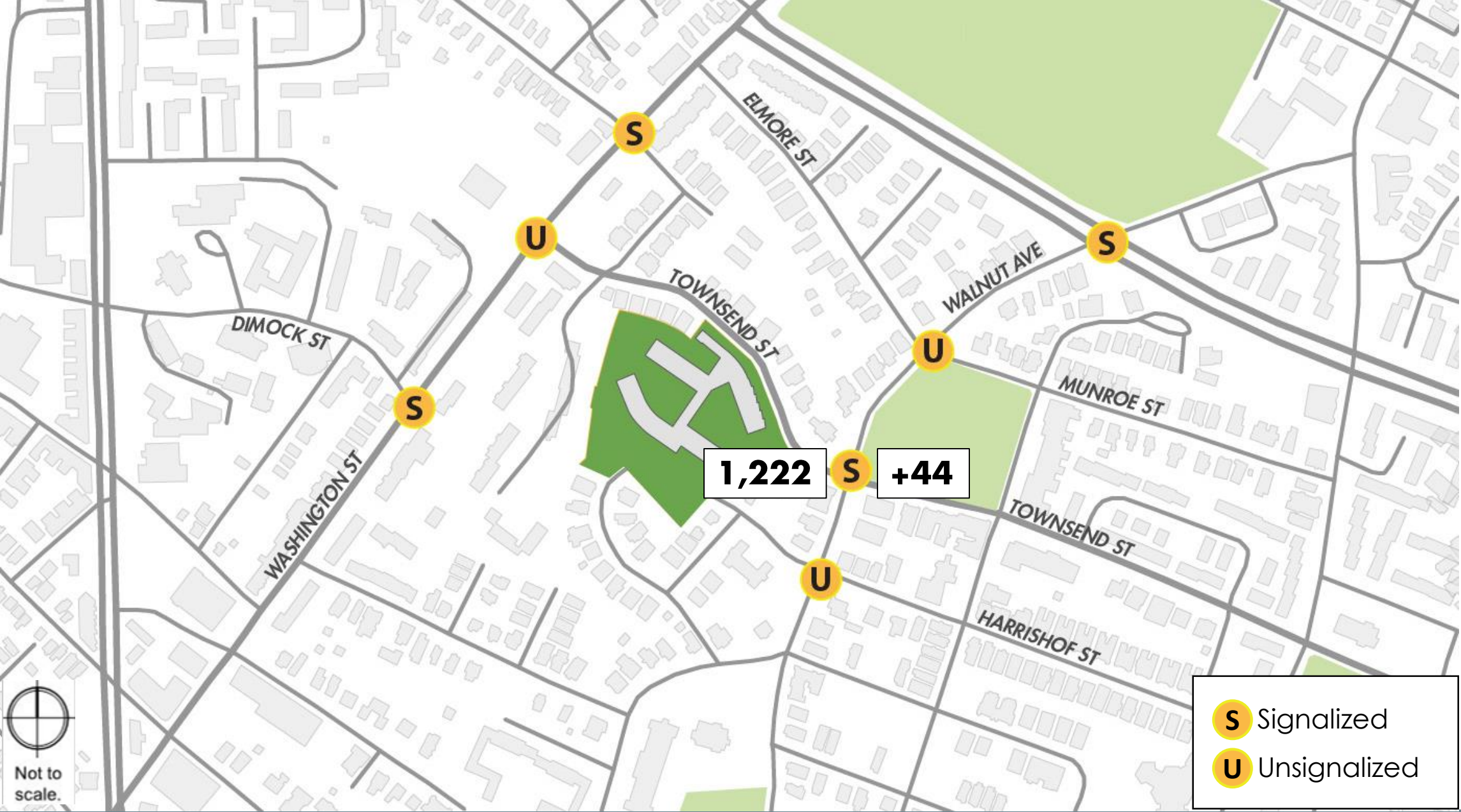
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# Traffic Study - AM & PM Impacts



# Traffic Study – Peak Hour Intersection Analysis



Not to scale.

**S** Signalized  
**U** Unsignalized

# Traffic Study – Peak Hour Intersection Analysis





# Traffic Study – Peak Hour Intersection Analysis

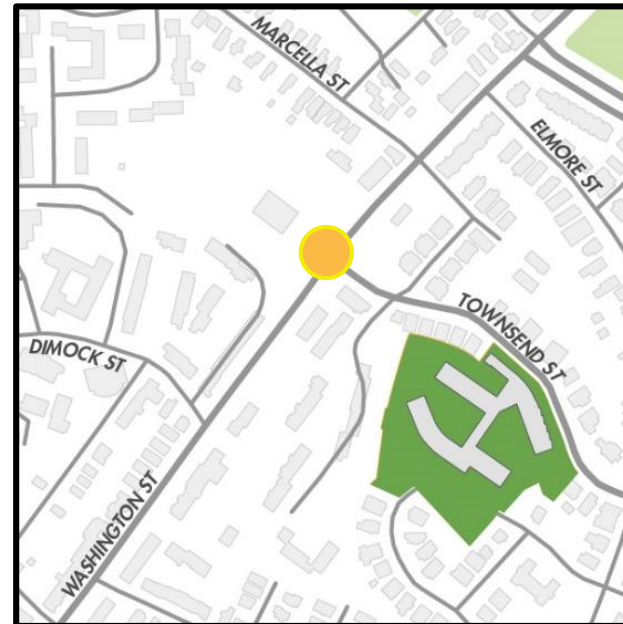


**Coordinate and re-time signals  
to improve operations at  
Dimock St & Marcella St**

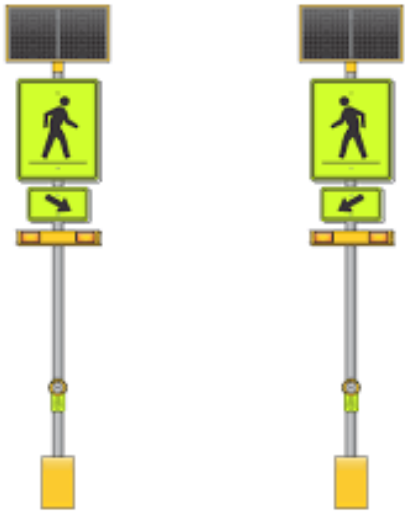
**Proposed Improvements – Washington Street**



## Increase Pedestrian Safety with Crosswalk at Washington & Townsend Streets



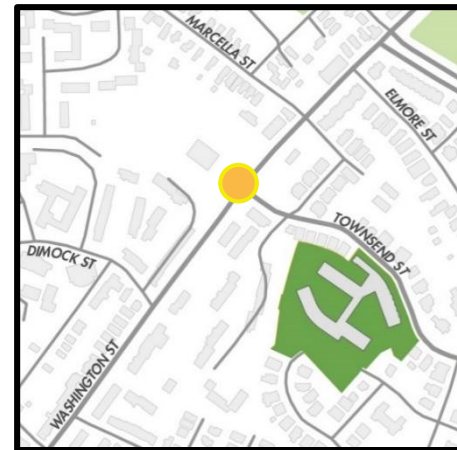
Proposed Improvements – Washington Street



**Increase pedestrian safety with Electronic Pedestrian Crossing sign at Washington/Townsend**



**Improve traffic flow**  
Add left turn lane onto Townsend St

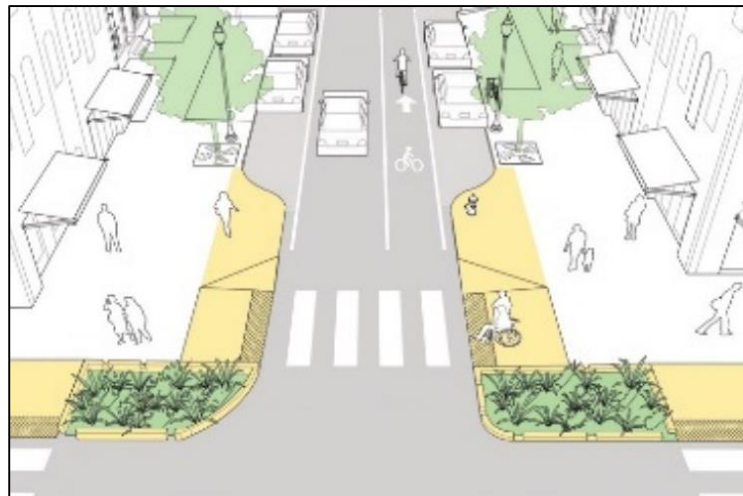
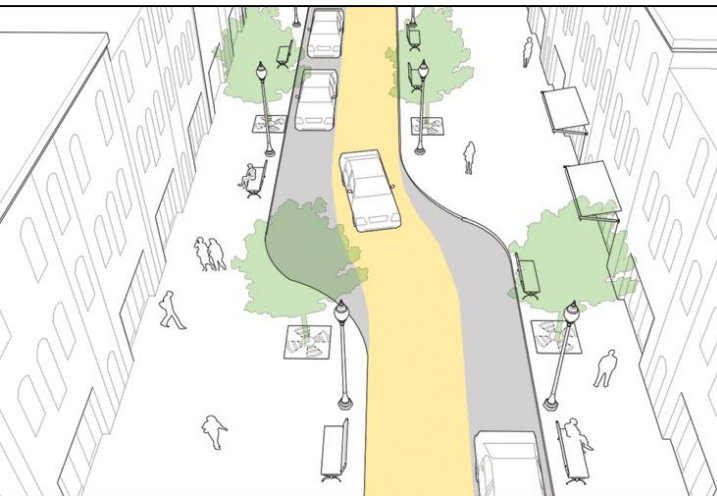


**Additional Improvements Under Discussion – Washington Street**



## Resident Permit Parking on Townsend Street

## Boston Slow Streets Initiative Traffic calming on Townsend Street



Bend in road slows traffic

Neck down at corner

Raised crossing

# Additional Improvements Under Discussion – Townsend Street

## Proposed Traffic Improvements

- **Coordinate timing of signals at Dimock Street & Marcella Street**
- **Add crosswalk at Townsend & Washington intersection to increase pedestrian safety**
- **Restrict access to Harrishof & Haley Streets during peak school hours**

*Please share your thoughts!*

Discussion