
TABLE OF CONTENTS

LIST OF FIGURES AND TABLES	vii
1 INTRODUCTION	1
1.1 Study Area and Brief Profile of Route 28 Corridor.....	1
1.2 Route 28 Advisory Committee.....	3
2 CONCERNS OF THE STAKEHOLDERS	5
2.1 Corridor Urban Design.....	5
2.2 The “Big Picture” vs. Mitigation of Development Impacts.....	6
2.3 Land Use, Smart Growth, and Sustainable Transportation.....	6
2.4 Public Transportation.....	6
2.5 Safety.....	7
2.6 Bicycle and Pedestrian Transportation.....	7
2.7 Open Space.....	8
2.8 Air Quality.....	8
2.9 Access across the Corridor.....	8
2.10 Public Participation.....	9
3 SOCIOECONOMIC PROFILE	11
3.1 Population Density.....	11
3.2 Employment Density.....	13
3.3 Land Use and Zoning.....	15
4 ROUTE 28 ORIGIN-DESTINATION TRAVEL PATTERNS	19
4.1 Data Collection.....	19
4.2 Survey Results and Analysis.....	20
4.3 Discussion of Results.....	27
4.4 Conclusions.....	27
5 PUBLIC AND ROADWAY TRANSPORTATION	29
5.1 Public Transportation.....	29
5.2 Roadway Transportation.....	29

6	BICYCLE AND PEDESTRIAN TRANSPORTATION, AND OPEN SPACE	39
7	FUTURE TRANSPORTATION PROJECTS	43
7.1	Urban Ring	43
7.2	TIP/RTP/PMT Projects in Study Area	43
8	URBAN DESIGN VISIONS	47
8.1	Corridor Overview: Three Distinct Segments	48
8.2	Major and Minor Traffic Nodes	50
8.3	Major Development Areas	50
8.4	Access and Visibility from Washington Street, Route 28, and I-93	53
8.5	Three-Point Development Triangle: Union Square, Somerville Avenue, and Washington Street	53
8.6	Internal Circulation	54
8.7	Green Line Extension to Medford Hillside and Union Square	54
8.8	Route 28 Redesigned as a Boulevard	54
8.9	Route 28 at Washington Street	54
8.10	Connect Medford Street with Route 38 (Mystic Avenue) in Somerville	56
8.11	North–South Bicycle Connections within Somerville	56
8.12	Pedestrian Connections across Mystic River	56
9	SUMMARY, FINDINGS, AND DISCUSSION	57
9.1	Corridor Socioeconomic Profile, Land Use, and Zoning	57
9.2	Roadway Characteristics	58
9.3	Public Safety and Urban Design Opportunities	60
9.4	Planned Public Transportation Infrastructure	63
9.5	Lower Route 28 Segment: Land Access and Visibility	64
9.6	Bicycle and Pedestrian Paths, and Open Space	64
9.7	Public Participation	65
9.8	Envisioning a Route 28 Corridor Process Design: “The Big Picture”	66
10	TOWARD A ROUTE 28 TRANSPORTION PLAN: AN EMERGING VISION	69
10.1	Policy and Strategy Recommendations	69
10.2	Segment 1 Recommendations	71
10.3	Segment 2 Recommendations	72

10.4 Segment 3 Recommendations.....72

APPENDIX A Response to Comments Memorandum – 9/24/08

APPENDIX B Existing Data

APPENDIX C Developments and Mitigation

APPENDIX D Urban Ring

APPENDIX E Assembly Square Access Analysis

APPENDIX F Meeting Agendas

APPENDIX G Scope of Work

LIST OF FIGURES AND TABLES

Figures

1.1	Route 28 Segment Studied.....	4
3.1	Population Density (2000 Census).....	12
3.2	Employment Density (Estimated).....	14
3.3	Land Use	16
3.4	Zoning.....	17
4.1	Route 28 Vehicle Origins: Pedestrian Bridge Survey Station	23
4.2	Route 28 Vehicle Origins: Museum of Science Survey Station	24
5.1	Roadway Administration	30
5.2	Roadway Functional Classification	31
5.3	MBTA Services for Route 28 Area	34
5.4	Roadway Operations.....	35
5.5	Roadway Speed Index: AM Peak Period.....	36
5.6	Roadway Speed Index: PM Peak Period	37
6.1	Sidewalks, Trails, and Open Space.....	40
6.2	Trails and Bicycle Lanes.....	41
8.1	Corridor Segments and Key Characteristics and Issues	49
8.2	Access/Egress Opportunities	51
8.3	Major Development Areas.....	52
8.4	Transit Opportunities	55
9.1	Proposed Foss Park Pedestrian Crossing.....	62
10.1	Segments of the Study Corridor.....	70

Tables

3.1	Population Totals (Comparison).....	13
3.2	Employment Totals.....	13
4.1	Traffic and License Plate Statistics.....	20
4.2	Vehicles Matched between the Two Survey Locations.....	21

4.3 Origins of Vehicles at Pedestrian Bridge.....22

4.4 Origins of Vehicles at Museum of Science.....25

4.5 Origins of Vehicles at Pedestrian Bridge: Boston Neighborhoods.....26

4.6 Origins of Vehicles at Museum of Science: Boston Neighborhoods26

7.1 Programmed Transportation Projects in Vicinity of Route 2844

7.2 Not-Programmed Public Transportation Projects45