

***59 Bow Street***  
**Somerville, Massachusetts**

Transportation Access Plan



**Prepared For:**  
**59-61 Bow Street, LLC**

**Prepared by:**  
**GM2 Associates, Inc.**

**January 2021**

*Revised November 2022*

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## APPENDICES

*ILLUSTRATIVE SITE PLAN*  
*TRANSPORTATION ELEMENTS PLAN*  
*PEDESTRIAN ACCESS PLAN*  
*BICYCLE PARKING PLAN*  
*MOTOR VEHICLE MOVEMENT PLAN*

## PROJECT SUMMARY

GM2 Associates, Inc. (GM2) has been contracted by the Client, 59-61 Bow Street, LLC, to prepare a Transportation Access Plan (TAP) for the proposed project at 59 Bow Street ("Project") in Somerville. The following background information pertains to the proposed Project.

### Project Name and Street Address:

59-61 Bow Street Development  
59 Bow Street, Somerville, MA 02145

### Project Location including Adjacent Intersections:

The Project site is located in the eastern part of Somerville along Bow Street, approximately 0.4 miles west of Union Square. The site is bounded by residential buildings to the north, residential/retail properties to the west, Bow Street Place to the east, and Bow Street to the south. The closest intersections to the Project site are:

- Bow Street at Bow Street Place (Unsignalized)
- Bow Street at Somerville Avenue (Unsignalized)
- Summer Street at Bow Street (Unsignalized)

### Project Plans Included:

1. Illustrative Site Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Bicycle Parking Plan
5. Motor Vehicle Movement Plan

## **SITE ACCESS**

The Project site is bounded by existing roadways, retail spaces, and residential buildings. The existing sidewalk on Bow Street in front of the site will be reconstructed, and new sidewalk will be constructed on the west side of Bow Street Place along the site frontage. Pedestrian access will be provided at multiple entry points along the site frontage for both the retail use and residential use.

## **Site Plans and Supporting Graphics**

The Site Plans that will be accompanying this application have been attached to this document for reference. These plans include graphics that highlight the ground level floor plan and planned vehicular, bicycle, and pedestrian accommodations.

## **ILLUSTRATIVE SITE PLAN**

The Illustrative Site Plan combines the ground level floor plan and the site landscape plan. The interior ground level floor plan color-differentiates each of the individual spaces, including retail, residential, elevator, and common areas. (See Sheet C-101 attached in the Appendix).

## **TRANSPORTATION ELEMENTS PLAN**

The Transportation Elements Plan depicts multiple elements on-site that will be both added and removed. As part of this redevelopment, the site will be completely razed and cleared of all existing elements including buildings, fences, curbing, and sidewalks. Proposed elements include a new building, curbing, sidewalk, and garden space for residents. To better illustrate the proposed and removed elements on the plan, the proposed transportation elements have been highlighted in blue, the proposed building has been shown in black, existing to remain elements have been shown in grey, and all removed elements are shown in red. (see Sheet C-102 attached in the Appendix).

## **PEDESTRIAN ACCESS PLAN**

As part of the Project, new ADA facilities will be provided in front of the mixed-use development. The entire sidewalk along the site frontage will be reconstructed and a new sidewalk will be constructed along the site frontage on the west side Bow Street Place. Sidewalk widths along Bow Street and Bow Street Place to be constructed to maintain a six foot clear walking path. Two abutters' meetings were held with the neighbors informing them of the plans and intent of the sidewalk updates. The development team has made itself available for any questions or clarifications. A plan depicting the Project sidewalks and general building entrance locations is provided (see Sheet C-103 attached in the Appendix).

## **BICYCLE PARKING PLAN**

Currently, residential and visitor bicycle parking spaces are being proposed on-site. The bicycle parking will be designed for two feet by six feet spaces to comply with City of Somerville standards. The site will include sixteen long-term bicycle parking spaces provided in the basement of the proposed building. Long term bicycle parking spaces will be accessible through the elevator located on the first floor. Six short-term bicycle parking spaces will be located outside of the commercial/ retail space. Parking spaces will be provided using Global Industrial U Bike Racks with

flange mounts. The locations and configurations of the on-site bicycle parking are shown (see Sheet C-104 attached in the Appendix).

### **MOTOR VEHICLE PARKING PLAN**

The Motor Vehicle Parking Plan would show the proposed parking that a project would have on-site. As this Project is proposing zero (0) parking spaces on-site, this plan is not applicable to this Project.

### **MOTOR VEHICLE MOVEMENT PLAN**

Vehicle tracking diagrams have been provided to demonstrate the ability of the largest possible vehicle to enter and exit the proposed loading area. The vehicle movements include the following:

- Access for trash and deliveries area along Bow Street Place (SU-30)

An SU-30 truck was used to show the movement, as that will likely be the largest vehicle to visit the site. The vehicle will be able to access the site via Bow Street Place. (see Figure C-105 attached in the Appendix).

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# *APPENDICES*

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ILLUSTRATIVE SITE PLAN  
TRANSPORTATION ELEMENTS PLAN  
PEDESTRIAN ACCESS PLAN  
BICYCLE PARKING PLAN  
MOTOR VEHICLE MOVEMENT PLAN

## *ILLUSTRATIVE SITE PLAN*

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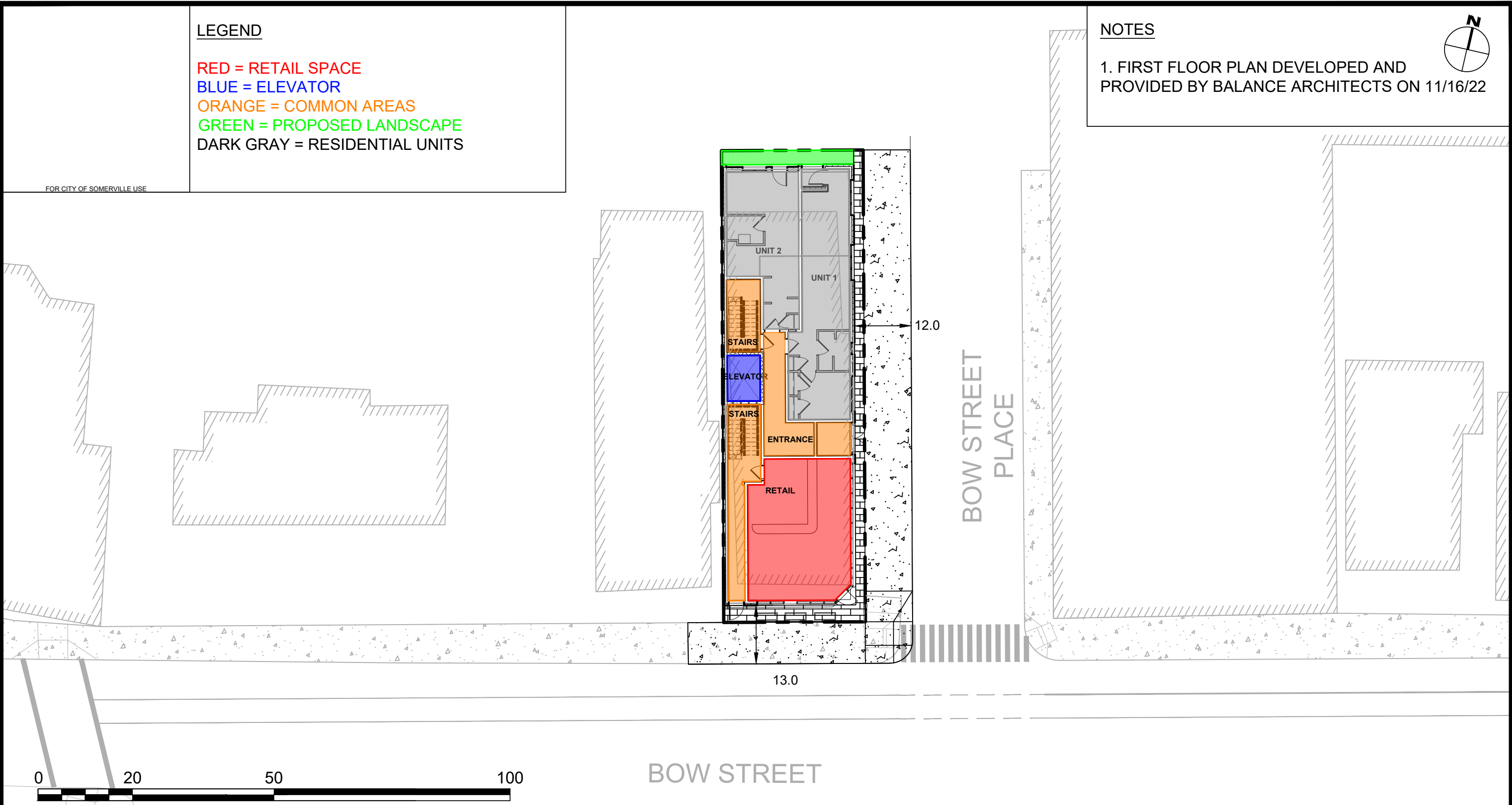


LEGEND

- RED = RETAIL SPACE
- BLUE = ELEVATOR
- ORANGE = COMMON AREAS
- GREEN = PROPOSED LANDSCAPE
- DARK GRAY = RESIDENTIAL UNITS

NOTES

1. FIRST FLOOR PLAN DEVELOPED AND PROVIDED BY BALANCE ARCHITECTS ON 11/16/22



SCALE: 1" = 20'



DEVELOPER:  
59-61 BOW STREET, LLC.  
PO BOX 610312  
NEWTON, MA 02461

SITE NAME  
59 BOW STREET  
SOMERVILLE, MA

Illustrative Site Plan

Figure C-101

DR BY: SZ

CHK BY: TL

DCI PROJ NO: 2021-007

DATE: NOVEMBER 2022

SCALE: 1" = 20'

## *TRANSPORTATION ELEMENTS PLAN*

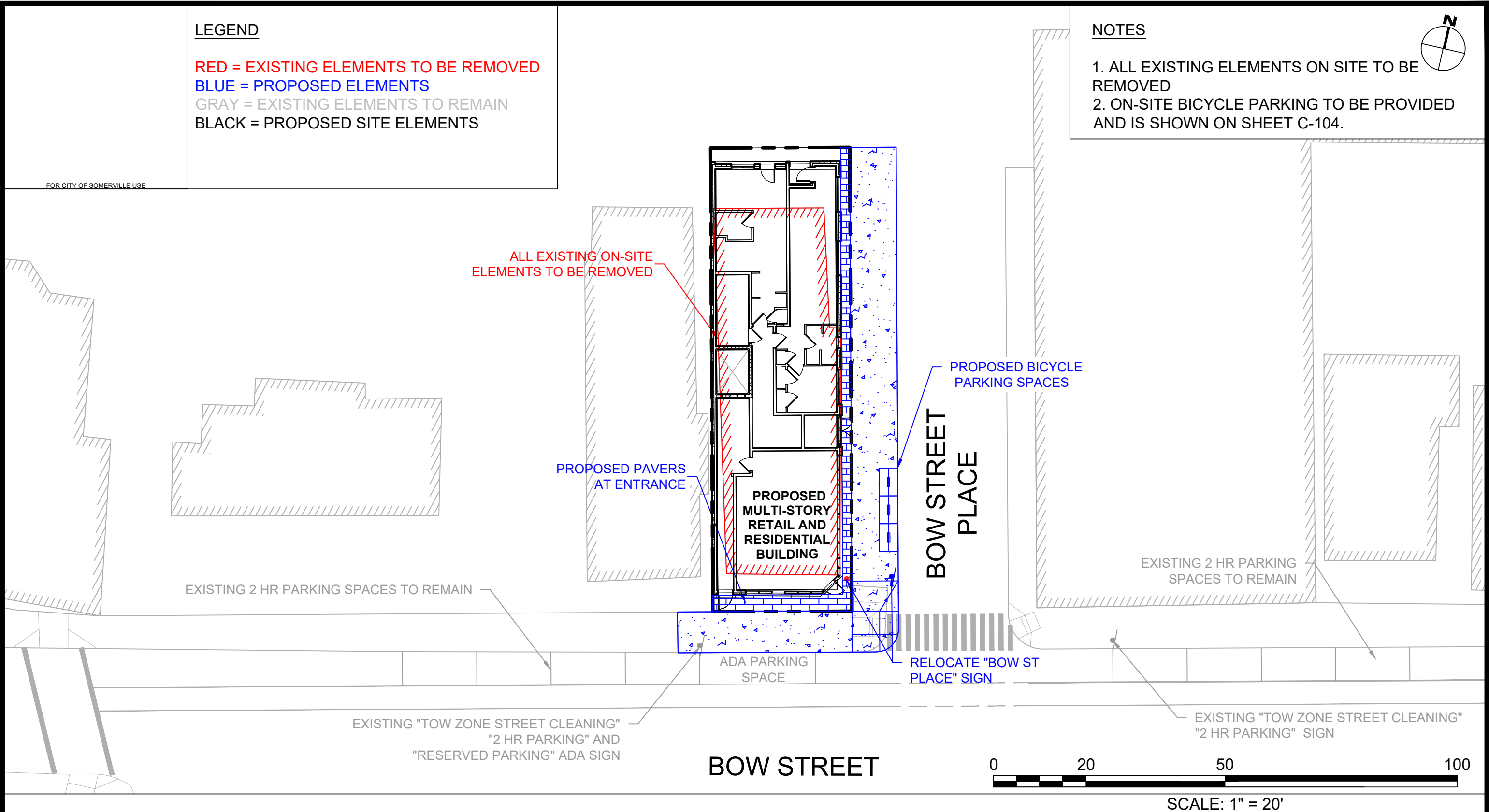
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LEGEND

RED = EXISTING ELEMENTS TO BE REMOVED  
BLUE = PROPOSED ELEMENTS  
GRAY = EXISTING ELEMENTS TO REMAIN  
BLACK = PROPOSED SITE ELEMENTS

NOTES

1. ALL EXISTING ELEMENTS ON SITE TO BE REMOVED
2. ON-SITE BICYCLE PARKING TO BE PROVIDED AND IS SHOWN ON SHEET C-104.



DEVELOPER:  
59-61 BOW STREET, LLC.  
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SITE NAME  
59 BOW STREET  
SOMERVILLE, MA

Transportation  
Elements Plan

Figure C-102

DR BY: SZ  
CHK BY: TL  
DCI PROJ NO: 2021-007  
DATE: NOVEMBER 2022  
SCALE: 1" = 20'

PROJECT TEAM

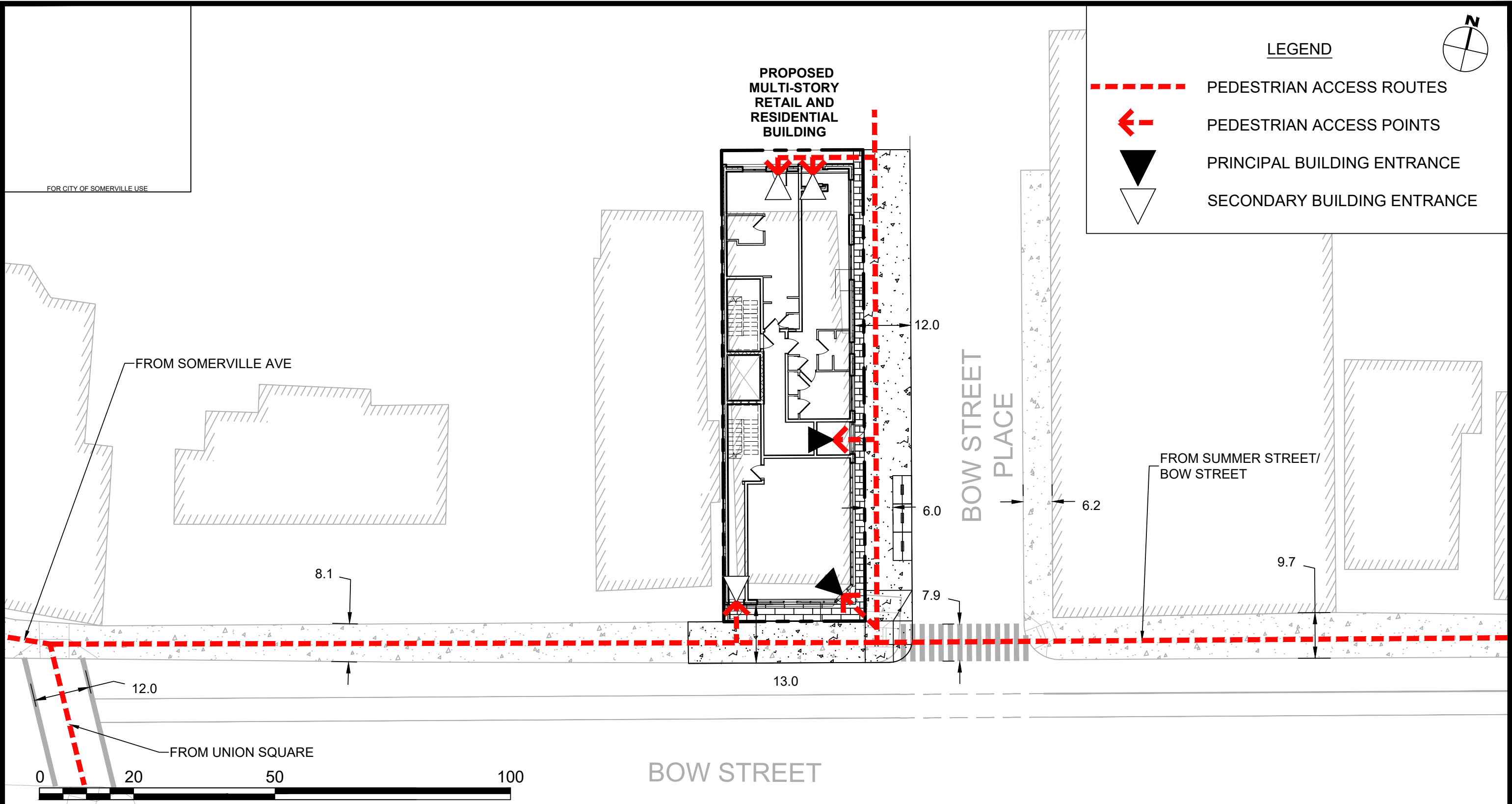
SITE NAME/ADDRESS

SHEET NAME

SHEET #

## *PEDESTRIAN ACCESS PLAN*

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DEVELOPER:  
59-61 BOW STREET, LLC.  
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NEWTON, MA 02461

PROJECT TEAM

SITE NAME  
59 BOW STREET  
SOMERVILLE, MA

SITE NAME/ADDRESS

Pedestrian Access Plan

SHEET NAME

Figure C-103

SHEET #

DR BY: SZ

CHK BY: TL

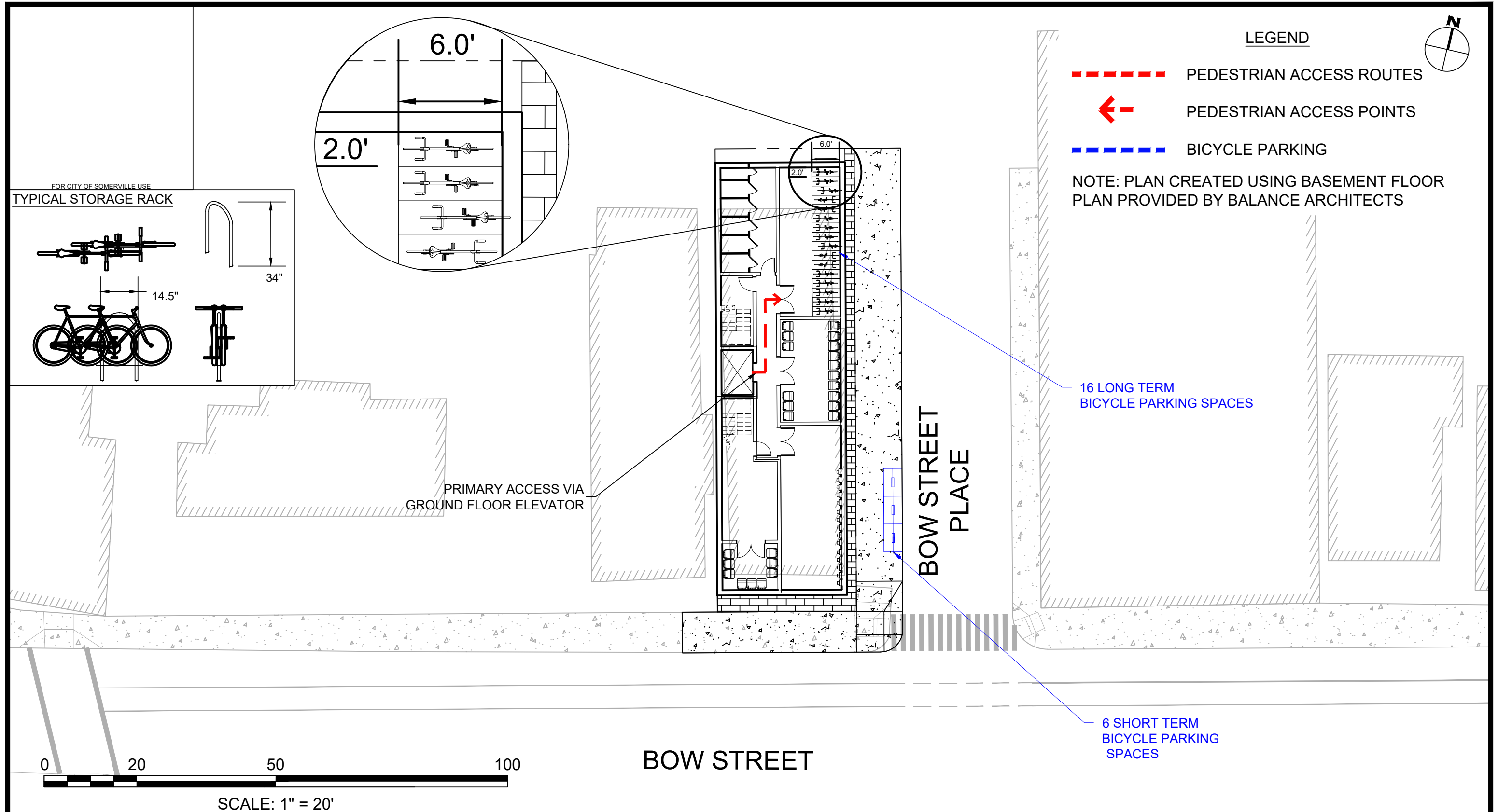
DCI PROJ NO: 2021-007

DATE: NOVEMBER 2022

SCALE: 1" = 20'

## *BICYCLE PARKING PLAN*

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PROJECT TEAM

SITE NAME  
59 BOW STREET  
SOMERVILLE, MA

SITE NAME/ADDRESS

Bicycle Parking Plan

SHEET NAME

Figure C-104

SHEET #

DR BY: SZ

CHK BY: TL

DCI PROJ NO: 2021-007

DATE: NOVEMBER 2022

SCALE: 1" = 20'

## *MOTOR VEHICLE MOVEMENT PLAN*

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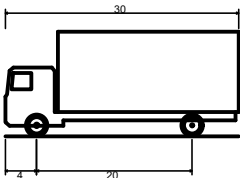


VEHICLE ENTERING

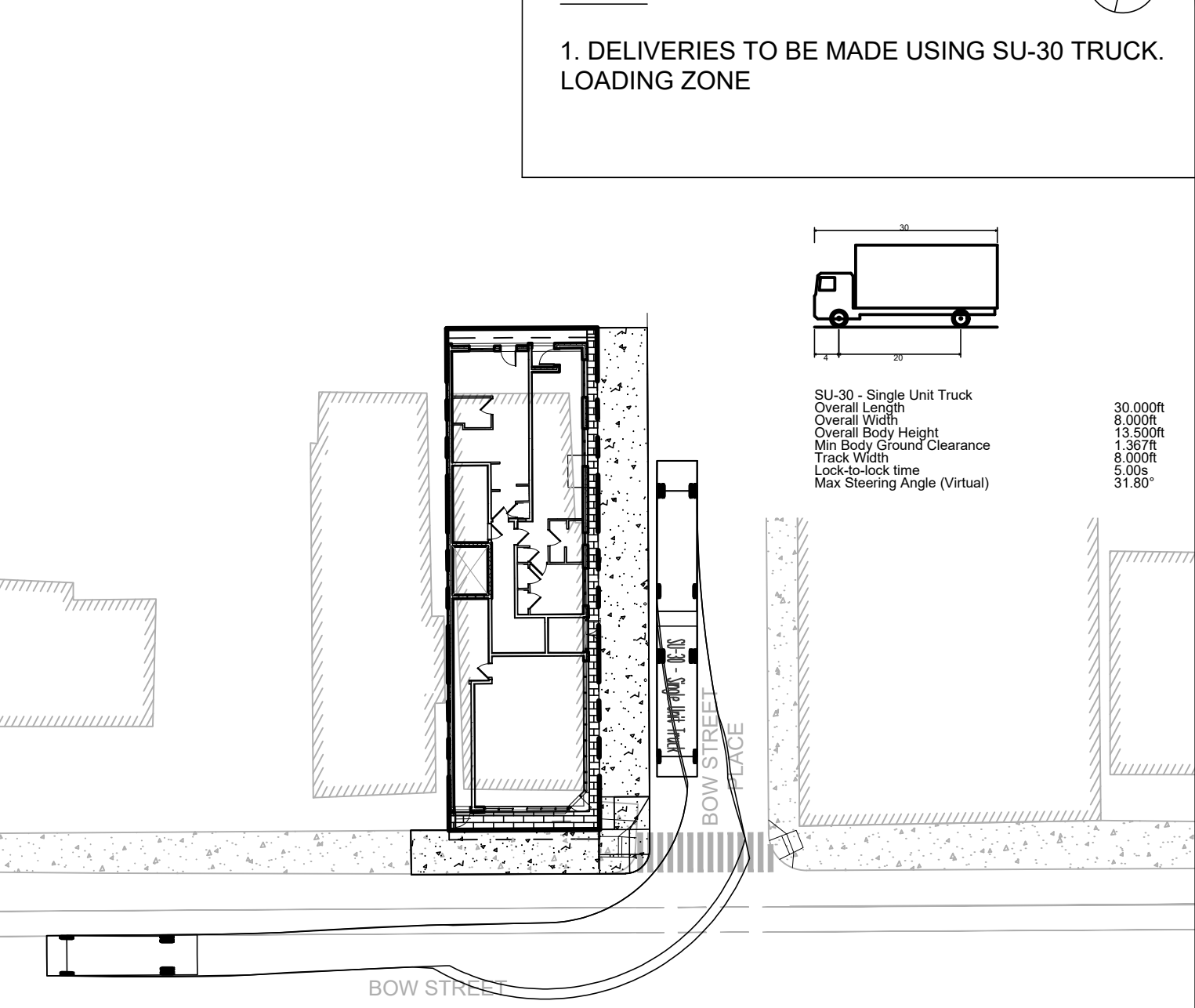
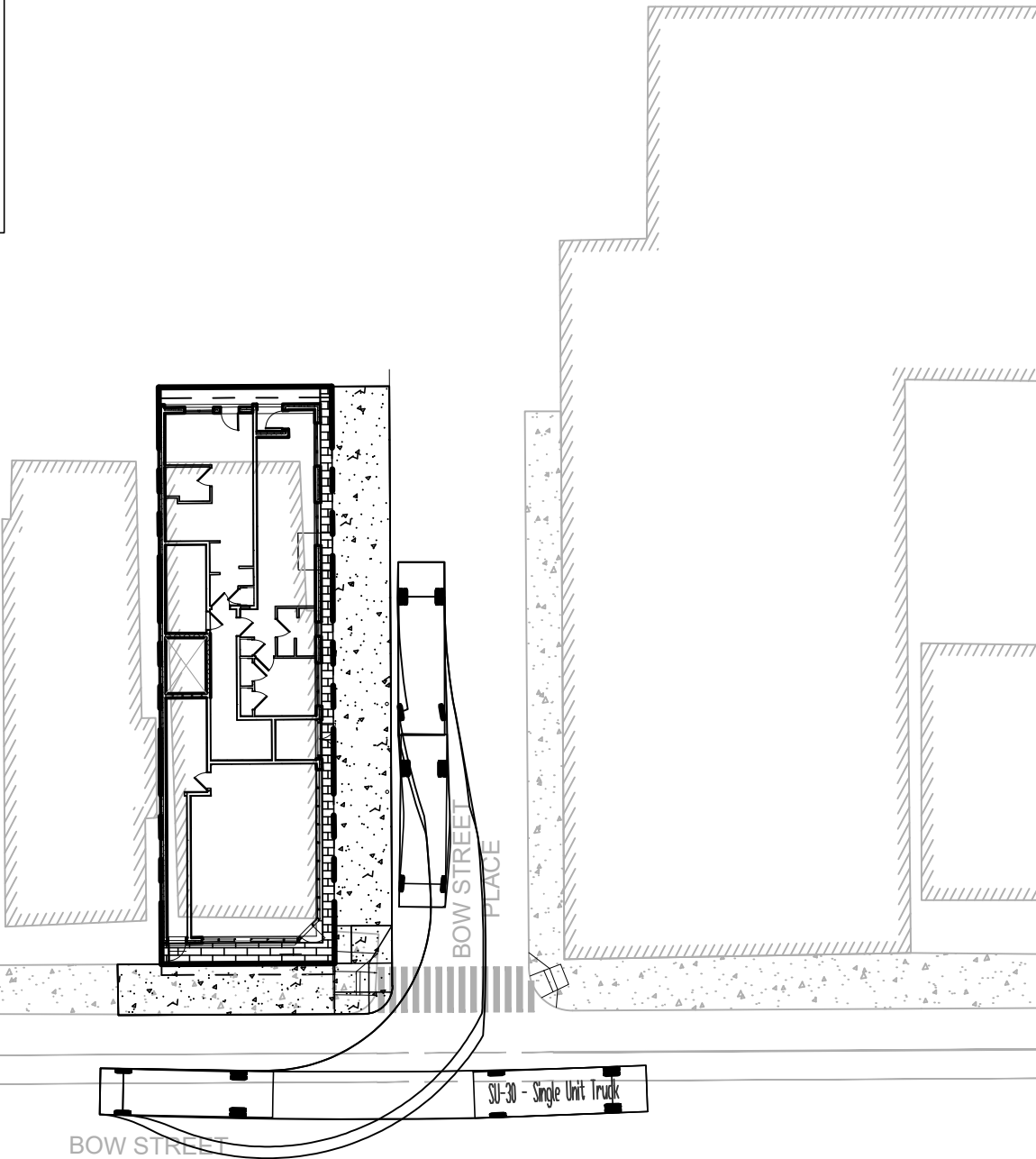
VEHICLE EXITING

NOTES

1. DELIVERIES TO BE MADE USING SU-30 TRUCK.  
LOADING ZONE



SU-30 - Single Unit Truck  
Overall Length 30.000ft  
Overall Width 8.000ft  
Overall Body Height 13.500ft  
Min Body Ground Clearance 1.367ft  
Track Width 8.000ft  
Lock-to-lock time 5.00s  
Max Steering Angle (Virtual) 31.80°



SCALE: 1" = 30'



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SITE NAME  
59 BOW STREET  
SOMERVILLE, MA

Motor Vehicle  
Movement Plan

Figure C-105

DR BY: SZ

CHK BY: TL

DCI PROJ NO: 2021-007

DATE: NOVEMBER 2022

SCALE: 1" = 30'