Bowman

TRANSPORTATION ACCESS PLAN
PROPOSED MIXED-USE DEVELOPMENT

59-61 BOW STREET, SOMERVILLE, MA

Prepared by

Bowman Consulting Group, Ltd.

20 Winthrop Square, 3rd Floor
Boston, MA 02110
617.556.0020

Prepared for

59-61 Bow Street, LLC

December 2024
Revised May 2025, June 2025
Bowman Project Number: 314341-01-001

06/02/2025

Jason Adams, PE, PTOE
MA PE License Number 50414

Table of Contents

List of Appendices

Project Summary

On behalf of 59-61 Bow Street, LLC (the Developer), Bowman Consulting Group has developed the following Transportation Access Plan (TAP) for review and approval by the City of Somerville. The subsequent sections outline the various aspects of the Project.

Project Name and Address

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

Project Information

One (1) First Floor Commercial Space (approximately 666 square feet)
Thirteen (13) Residential Dwelling Units (approximately 11,604 gross square feet on five floors)
Fourteen (14) long-term bicycle parking spaces
Six (6) short-term bicycle parking spaces

Project Location

The Project site is located in the Union Square neighborhood of Somerville along Bow Street, approximately 250 feet northeast of Somerville Avenue. The existing site is currently bounded by an empty lot to the north, Bow Street to the south, Bow Street Place to the east, and a residential building to the west. The closest intersections to the Project site are:

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

Project Plans Included

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

Project Plans Not Included

1. Motor Vehicle Parking Plan(s)
    a. Given the location of the Project site within Somerville, zero (0) on-site vehicle parking spaces are being proposed. As such, a Motor Vehicle Parking Plan is not required as part of this submission.

SITE ACCESS

The Project site is bounded by existing roadways and residential properties. Access to the commercial space for pedestrians would be provided at the corner of Bow Street and Bow Street Place, while access to the residential units for pedestrians and bicyclists would be provided via Bow Street Place.

Site Plans and Supporting Graphics

The Site Plans accompanying this application have been attached in the Appendix for reference. These plans include graphics highlighting the ground level floor plan along with pedestrian and bicycle accommodations.

ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan shows the ground level floor plan and the proposed landscaping. The interior of the ground level floor plan illustrates each of the individual spaces, including the commercial space, mechanical spaces, bicycle parking spaces, and residential common areas/hallways on Sheet 1 attached in the Appendix.

TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts elements on-site that would remain, be added, and/or be removed. As part of this Project, the site would be completely razed and cleared of all existing elements. Proposed elements include a new mixed-use building, a new sidewalk along the site frontage along Bow Street Place, new short-term bicycle parking on the sidewalk along Bow Street Place, and new long-term bicycle parking on the first floor of the building. To better illustrate the proposed elements on the plan, the proposed transportation elements have been highlighted in blue, the proposed building has been shown in black and existing to remain elements have been shown in grey on Sheet 2 attached in the Appendix.

PEDESTRIAN ACCESS PLAN

As part of the Project, a new sidewalk would be constructed along the site frontage on Bow Street Place and new landscaping would be provided. The sidewalk widths along the site frontage are shown on Figure C-103 attached in the Appendix. Sheet 3 (attached in the Appendix) also shows a plan depicting the Project sidewalks and building entrance locations.

BICYCLE PARKING PLAN

Fourteen (14) long-term bicycle parking spaces are being proposed on-site (10 single bicycle parking spaces and 4 stacked bicycle parking spaces). The long-term bicycle parking spaces are proposed to be on the first floor and would be sheltered, secured, and accessible via the vestibule or via the bicycle parking entrance on the side of the building. There would also be six (6) short-term bicycle parking spaces located along Bow Street Place. The location and configuration of the on-site bicycle parking are shown on Sheet 4 attached in the Appendix.

MOTOR VEHICLE MOVEMENT PLANS

Given that zero (0) on-site vehicle parking spaces are proposed, a Motor Vehicle Movement Plan would typically not be required as part of this submission. However, movements to and from Bow Street Place, where loading/unloading, trash pick-up, and move-in/move-out will occur, for an SU-30 has been shown on Sheet 5 and Sheet 6 attached in the Appendix. It is anticipated that an SU-30 truck will be the largest vehicle for all of the aforementioned processes. It should be noted that although the vehicle path shown on Sheet 6 overruns the accessible space along Bow Street, the vehicle tracking typically is conservative and with other residential properties along Bow Street Place that have trash pick-up, it is anticipated that any SU-30 vehicle would be able to navigate the turn without impeding parked vehicles.

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APPENDIX A

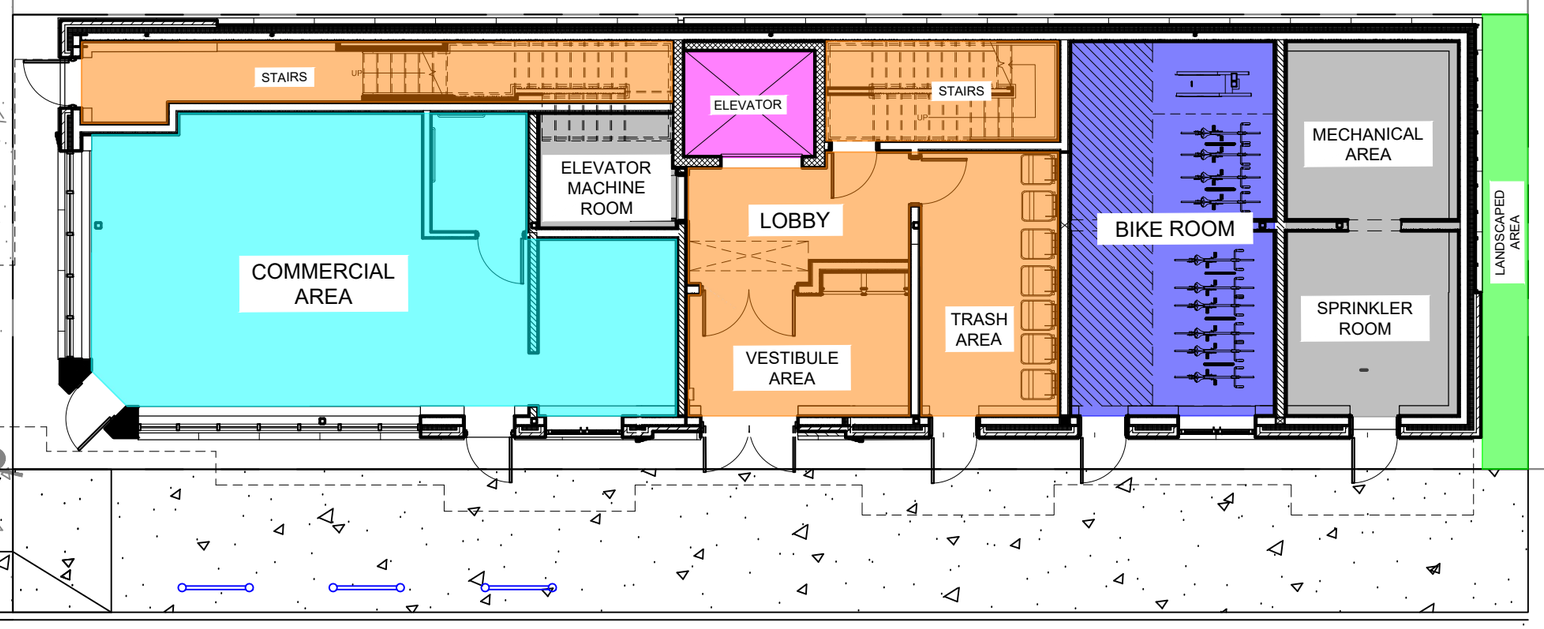
ILLUSTRATIVE SITE PLAN

FOR CITY OF SOMERVILLE USE

BOW STREET

"TOW ZONE"
"2 HR PARKING"
"ADA SPACE"

REMOVE & RELOCATE
"BOW ST PL"
"PRIVATE WAY"



BOW STREET PLACE

NOTES

1. FIRST FLOOR PLAN DEVELOPED BY KHALSA DESIGN AND PROVIDED TO BOWMAN ON APRIL 30, 2025.

LEGEND

CYAN = COMMERCIAL AREA
GRAY = MECHANICAL AREAS
ORANGE = RESIDENTIAL COMMON AREAS
GREEN = PROPOSED LANDSCAPED AREA
BLUE = BICYCLE PARKING
MAGNETA = ELEVATOR AREA

0 10 25 50

SCALE: 1" = 10'

COMMONWEALTH OF MASSACHUSETTS
JASON T ADAMS
CIVIL
No. 50411
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 314341-01-001
DATE: 12/10/2024
DESIGNER: SGS
DRAFTER: SGS
REVIEWER: JTA
MAP-BLOCK-LOT: 63-C-29

Bowman

350 MYLES STANDISH BLVD
SUITE 103
TAUNTON, MA
TELE: (508) 823 - 2245

24 ALBION RD
SUITE 310
LINCOLN, RI 02865
TELE: (401) 648 - 7200

20 WINTHROP SQUARE
3RD FLOOR
BOSTON, MA 02110
TELE: (617) 556 - 0020
FAX: (617) 556 - 0025

94 NORTH ELM STREET
SUITE 210
WESTFIELD, MA
TELE: (413) 875 - 8855

REVISIONS	REV #	DATE
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	3	06/02/2025
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	2	05/05/2025
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	1	02/11/2025

59-61 BOW STREET

ILLUSTRATIVE SITE PLAN

SHEET #	TOTAL SHEETS
1	6

Bowman

APPENDIX B

TRANSPORTATION ELEMENTS PLAN

FOR CITY OF SOMERVILLE USE

BOW STREET

"TOW ZONE"
"2 HR PARKING"
"ADA SPACE"

PROPOSED
MULTI-STORY
MIXED-USE
BUILDING

REMOVE & RELOCATE
"BOW ST PL"
"PRIVATE WAY"

BOW STREET PLACE

RECONSTRUCTED
ACCESSIBLE
CURB RAMP

PROPOSED SHORT-TERM
BICYCLE PARKING

PROPOSED CEMENT
CONCRETE SIDEWALK

PROPOSED
PERMEABLE
PAVERS WITHIN
SITE BOUNDARY

NOTES

1. ALL EXISTING ON-SITE ELEMENTS HAVE CURRENTLY BEEN REMOVED.
2. ALL EXISTING SIGNS AND ON-STREET PARKING REGULATIONS AND PAVEMENT MARKINGS ALONG THE ROADWAY ARE TO REMAIN.

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

0 10 25 50

SCALE: 1" = 10'

COMMONWEALTH OF MASSACHUSETTS
JASON T ADAMS
CIVIL
No. 50415
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 314341-01-001
DATE: 12/10/2024
DESIGNER: SGS
DRAFTER: SGS
REVIEWER: JTA
MAP-BLOCK-LOT: 63-C-29

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59-61 BOW STREET

TRANSPORTATION ELEMENTS PLAN

SHEET #	TOTAL SHEETS
2	6

Bowman

APPENDIX C

PEDESTRIAN ACCESS PLAN

LEGEND

PEDESTRIAN ACCESS ROUTES

PEDESTRIAN ACCESS POINTS

PRIMARY BUILDING ENTRANCE

SECONDARY BUILDING ENTRANCE

FOR CITY OF SOMERVILLE USE

BOW STREET

TO/FROM
SOMERVILLE AVENUE

"TOW ZONE"
"2 HR PARKING"
"ADA SPACE"

PROPOSED
MULTI-STORY
MIXED-USE
BUILDING

12.0'

9.0'

4.5'

10.0'

12.0'

REMOVE & RELOCATE
"BOW ST PL"
"PRIVATE WAY"

8.0'

BOW STREET PLACE

TO/FROM
SUMMER STREET

0 10 25 50

SCALE: 1" = 10'

COMMONWEALTH OF MASSACHUSETTS
JASON T ADAMS
CIVIL
No. 56615
REGISTERED PROFESSIONAL ENGINEER

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59-61 BOW STREET

PEDESTRIAN ACCESS PLAN

SHEET # 3 of TOTAL SHEETS 6

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APPENDIX D

BICYCLE PARKING PLAN

NOTES
1. BICYCLISTS TO ENTER AND EXIT LONG-TERM BICYCLE PARKING FROM BOW STREET PLACE ENTRANCE.
2. LONG-TERM RACKS TO BE FURNISHED USING HOOP RACKS (10 TOTAL SPACES). STACKED SPACES TO BE DERO DECKER 2 TIER BIKE RACK WITH LIFT (4 TOTAL SPACES).

LEGEND
- BICYCLE ACCESS ROUTES
- BICYCLE ACCESS POINTS
- BICYCLE PARKING

FOR CITY OF SOMERVILLE USE

BOW STREET

"TOW ZONE"
"2 HR PARKING"
"ADA SPACE"

FOUR (4) STACKED SPACES)

PROPOSED MULTI-STORY MIXED-USE BUILDING

BIKE ROOM

2'-0"
5'-5"
4'-9"
3'-1"
2'-0"
2'-9"
3'-0"
8'-1"
2'-9"

10.0'
10.0'
1.5'

REMOVE & RELOCATE
"BOW ST PL"
"PRIVATE WAY"

BOW STREET PLACE

SIX (6) SHORT-TERM BICYCLE PARKING SPACES

TEN (10) STANDARD SPACES

0 10 25 50

SCALE: 1" = 10'

COMMONWEALTH OF MASSACHUSETTS
JASON T ADAMS
CIVIL
No. 50215
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 314341-01-001
DATE: 12/10/2024
DESIGNER: SGS
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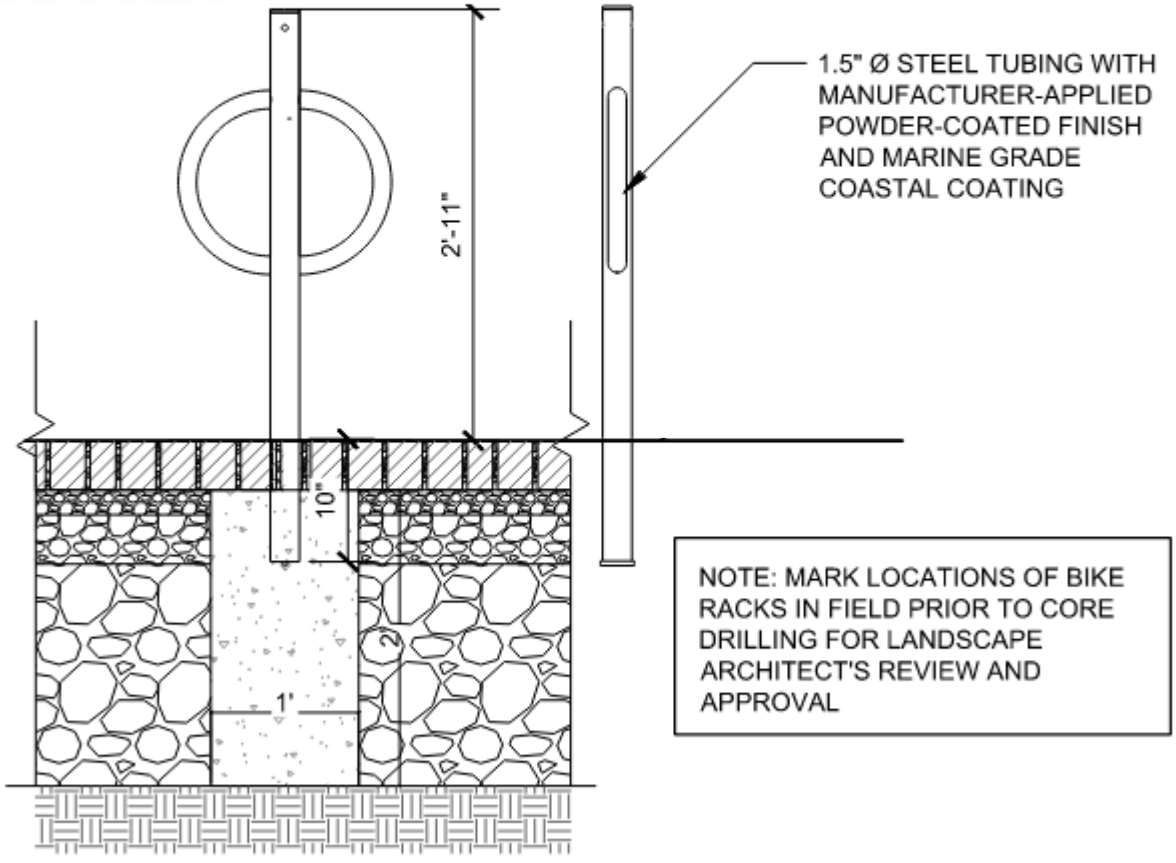
59-61 BOW STREET

BICYCLE PARKING PLAN

SHEET # 4 | TOTAL SHEETS 6

Bike **Hitch**™

The Bike Hitch uses thick tube construction and a full radius bend of the ring, making it extremely difficult to cut with a pipe cutter. This popular bike rack has street appeal, a slim silhouette, and accommodates all bike locks.

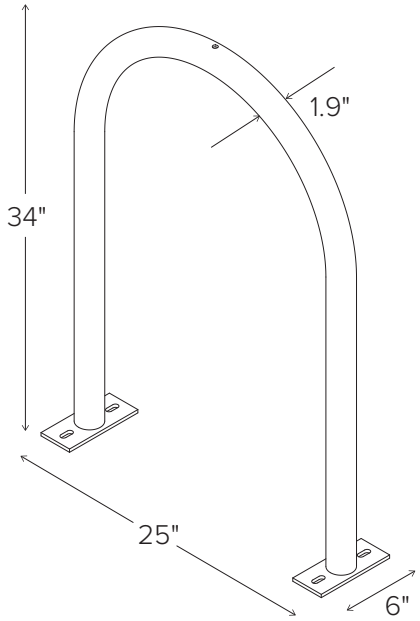


4 SHORT-TERM BICYCLE PARKING

SCALE: 1" = 1'-0"

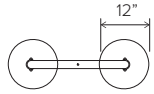
DERO A PLAYCORE Company | **Hoop** Rack

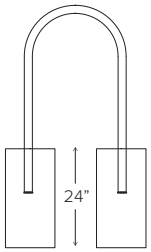
Submittal Sheet



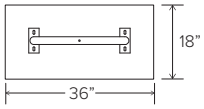
FOOTING DIAGRAMS

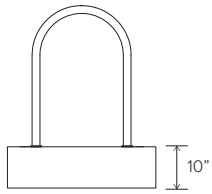
IN-GROUND MOUNT



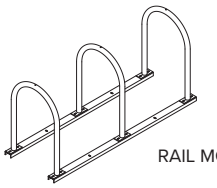


SURFACE MOUNT





(or standard 4” sidewalk slab)



RAIL MOUNT

CAPACITY	2 Bikes
MATERIALS	1.5” schedule 40 pipe (1.9” OD)

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:

1. Chemically cleaned and treated for corrosion reduction
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material in a satin finish, high polished shine, or powder coat over unpolished stainless.

- ☐ Satin Finish (#4) - Brushed (Our standard)
- ☐ Electropolished - High Polished Shine
- ☐ Powder Coat over Unpolished Stainless

MOUNT OPTIONS

☐ **Surface**
Foot Mount has two 2.5” x 6” x .25” feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

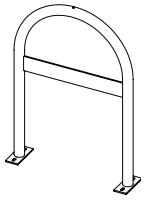
☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

☐ **Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3” x 1.4” x 3/16” thick galvanized mounting rails. Specify rail mount for this option.

☐ 90 ☐ 45A ☐ 45B ☐ 60A ☐ 60B

OPTIONAL LEAN BAR

☐ **Add Lean Bar**
Lean bar ensures rack meets ADA requirements for cane-detection

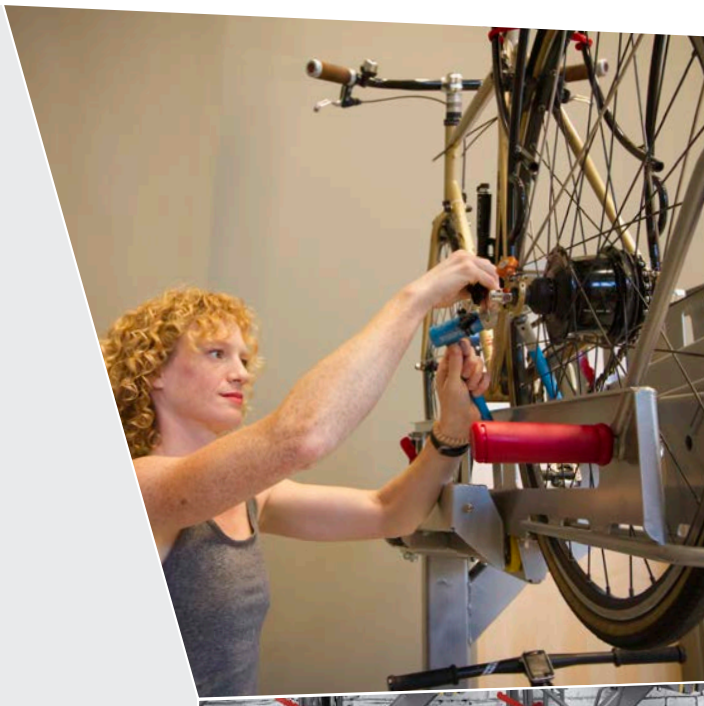


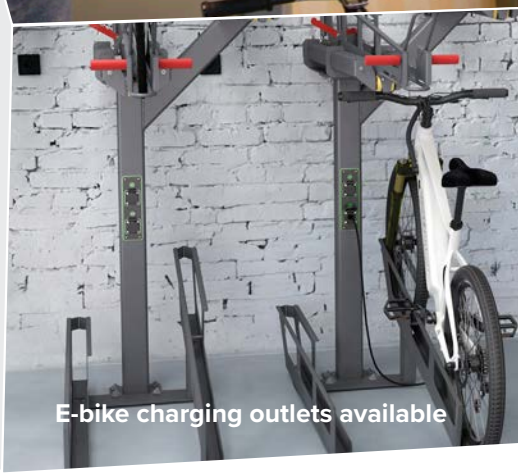
Patent #8,950,592

Dero **Decker**

The Dero Decker takes bike parking to the next level. Unlike other two-tier systems our mechanical lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray while saving valuable floor space. The Dero Decker has a front wheel safety locking lever and dampers to provide safe lowering of upper trays. Add the e-bike charging option to let users power up their ride while parked.

Dero **Decker**





- Sturdy red handle grips
- Lift-assist trays *(weight limit 30lbs.)*
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- E-bike charging option available *(lower level only)*
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available *(lower level only. Recommended for e-bike charging option)*
- ADA cane-detectable extensions available for lower trays

FINISH OPTIONS

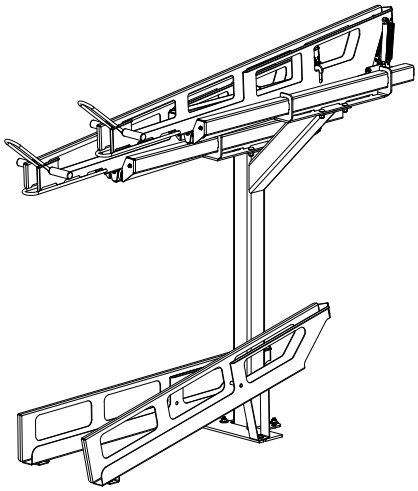
Galvanized

Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 7011	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3005	Bronze	Silver RAL 9007

Dero **Decker**

Submittal Sheet



CAPACITY

4 Bikes per unit

MATERIALS

Uprights: 4” 11g square tube
Upright base: 1/4” plate
Cantilevers: 11g plate
Cantilever base: 1/4” plate
Trays: 11g plate

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS

Surface only
Each upright has one 1/4” plate feet that accept 1/2” wedge anchors

E-BIKE CHARGING

☐ **Add Electrical Outlets**
For lower trays only (wider trays included). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.

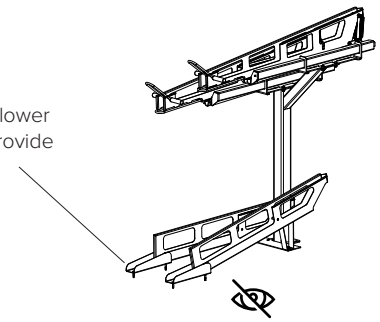
FAT BIKE TRAYS

☐ **Fat Bike Tray Option (Lower Level Only)**
Fat bike trays accommodate tires up to 5” wide. Standard trays accommodate tires up to 2.25” wide.

CANE STOPS

☐ **Add cane stops**
Available in galvanized or powder coat finish

Cane-detectable lower tray extensions provide improved safety.



Bowman

APPENDIX E

MOTOR VEHICLE MOVEMENT PLANS

NOTES

1. ALL LOADING/UNLOADING, MOVE-IN/MOVE-OUT, AND TRASH PICK UP WILL OCCUR ALONG BOW STREET PLACE.
2. THE APPLICANT SHALL COORDINATE WITH RELEVANT CITY DEPARTMENTS TO ENSURE A COMPLIANT MOTOR VEHICLE MOVEMENT PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FOR CITY OF SOMERVILLE USE

SU-30 - Single Unit Truck

"TOW ZONE"
"2 HR PARKING"
"ADA SPACE"

STAIRS
UP
ELEVATOR
STAIRS
UP
MECHANICAL AREA
LOBBY
BIKE ROOM
LANDSCAPED AREA
COMMERCIAL AREA
TRASH AREA
SPRINKLER ROOM
VESTIBULE AREA

REMOVE & RELOCATE
"BOW ST PL"
"PRIVATE WAY"

BOW STREET PLACE

0 10 25 50

SCALE: 1" = 10'

COMMONWEALTH OF MASSACHUSETTS
JASON T ADAMS
CIVIL
No. 50613
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 314341-01-001
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59-61 BOW STREET
MOTOR VEHICLE MOVEMENT PLAN - ENTERING BOW ST PLACE

SHEET #	TOTAL SHEETS
5	6

NOTES

1. ALL LOADING/UNLOADING, MOVE-IN/MOVE-OUT, AND TRASH PICK UP WILL OCCUR ALONG BOW STREET PLACE.
2. THE APPLICANT SHALL COORDINATE WITH RELEVANT CITY DEPARTMENTS TO ENSURE A COMPLIANT MOTOR VEHICLE MOVEMENT PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FOR CITY OF SOMERVILLE USE

"TOW ZONE"
"2 HR PARKING"
"ADA SPACE"

BOW STREET

STAIRS
UP
ELEVATOR
STAIRS
UP
MECHANICAL AREA
LOBBY
BIKE ROOM
LANDSCAPED AREA
COMMERCIAL AREA
TRASH AREA
SPRINKLER ROOM
VESTIBULE AREA

REMOVE & RELOCATE
"BOW ST PL"
"PRIVATE WAY"

SU-30 - Single Unit Truck

BOW STREET PLACE

0 10 25 50

SCALE: 1" = 10'

COMMONWEALTH OF MASSACHUSETTS
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24 ALBION RD
SUITE 310
LINCOLN, RI 02865
TELE: (401) 648 - 7200

20 WINTHROP SQUARE
3RD FLOOR
BOSTON, MA 02110
TELE: (617) 556 - 0020
FAX: (617) 556 - 0025

94 NORTH ELM STREET
SUITE 210
WESTFIELD, MA
TELE: (413) 875 - 8855

REVISIONS	REV #	DATE
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	3	06/02/2025
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	2	05/05/2025
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	1	02/11/2025

59-61 BOW STREET
MOTOR VEHICLE MOVEMENT PLAN - EXITING BOW ST PLACE

SHEET #	TOTAL SHEETS
6	6