



TRANSPORTATION ACCESS PLAN PROPOSED RESIDENTIAL DEVELOPMENT

44 WHITE STREET, SOMERVILLE, MA

Prepared by

Bowman Consulting Group, Ltd.

20 Winthrop Square, 3rd Floor

Boston, MA 02110

617.556.0020

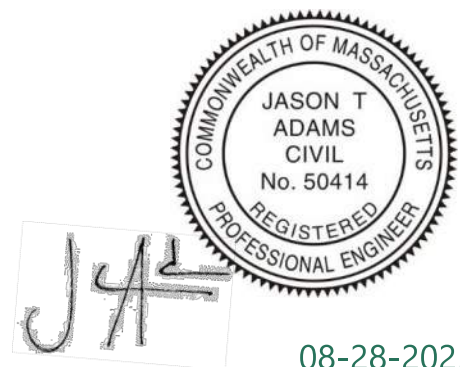
Prepared for

White 44 Investments, LLC

November 2024; **Revised June 2025;**

Revised August 2025

Bowman Project Number: 314325-01-001



08-28-2025

Jason Adams, PE, PTOE

MA PE License Number 50414

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Project Summary

On behalf of White 44 Investments, 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

44 White Street Residences
44 White Street
Somerville, MA 02145

Project Information

Three (3) Residential Dwelling Units (approximately 6,149 gross square feet on three floors)
Three (3) vehicle parking spaces
Four (4) long-term bicycle parking spaces
Two (2) short-term bicycle parking spaces

Project Location

The Project site is located in Somerville along White Street near the border with Cambridge, approximately 500 feet from Porter Square Station, a stop on the MBTA Red Line and Commuter Rail. The existing site is currently bounded by a residential building to the north, a commercial building to the south, a parking area to the east, and White Street to the west. The closest intersections to the Project site are:

- Elm Street at White Street (Unsignalized)
- White Street at White Street Place (Unsignalized)
- Somerville Avenue at White Street (Signalized as part of the Massachusetts Avenue at Somerville Avenue signal)

Project Plans Included:

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

SITE ACCESS

The Project site is bounded by existing roadways, residential and commercial properties, and a parking area. Access to the Project site for pedestrians, bicyclists, and vehicles would be provided via White Street.

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 residential unit and common areas/hallways (see Sheet 1 attached in the Appendix).

TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts elements on-site that would remain, be added, and be removed. As part of this Project, the site would be completely razed and cleared of all existing elements. Proposed elements include a new residential building, a new sidewalk along the site frontage, and new long-term bicycle parking on the first floor of the building. 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 2 attached in the Appendix).

PEDESTRIAN ACCESS PLAN

As part of the Project, the existing sidewalk along the site frontage would be reconstructed and new landscaping would be provided. The sidewalk widths along the site frontage are shown (see Figure C-103 attached in the Appendix). A plan depicting the Project sidewalks and building entrance location is provided (see Sheet 3 attached in the Appendix).

BICYCLE PARKING PLAN

Four (4) long-term bicycle parking spaces are being proposed on-site. The long-term bicycle parking spaces are proposed to be on the first floor and would be sheltered, secured, and accessible via the vehicle parking area. There would also be one (1) short-term bicycle rack near the main residential entrance providing two (2) short-term bicycle spaces. The short-term bicycle rack would be fixed in-ground and not surface mounted. The location and configuration of the on-site bicycle parking are shown (see Sheet 4 and Bike Rack Specifications attached in the Appendix).

EQUITABLE ACCESS PLAN

Within 200 feet of the principal entrance, there is one (1) on-street loading zone with space for approximately two vehicles. Given the minimal parking along White Street, there are no locations where additional accessible parking or loading zones could be added within 200 feet of the proposed principal entrance. The location, width, and length of the existing loading zone is shown (see Sheet 5 attached in the Appendix).

MOTOR VEHICLE PARKING PLAN

The existing driveway would provide access to three (3) at-grade vehicle parking spaces in a garage on the southeast portion of the site. The vehicle parking spaces would be 16'x8', which are standard vehicle parking space dimensions. The location and configuration of the on-site vehicle parking spaces are shown (see Sheet 6 attached in the Appendix).

In response to feedback received from the City of Somerville, Bowman completed a parking utilization study (submitted to the City under separate cover) in the vicinity of the project site to determine the availability of existing on-street parking for residents of the proposed development. The parking utilization study concluded that the existing parking supply does not consistently meet the existing parking demand and as such the proposed project has maintained the three (3) parking spaces as part of the development program.

MOTOR VEHICLE MOVEMENT PLANS

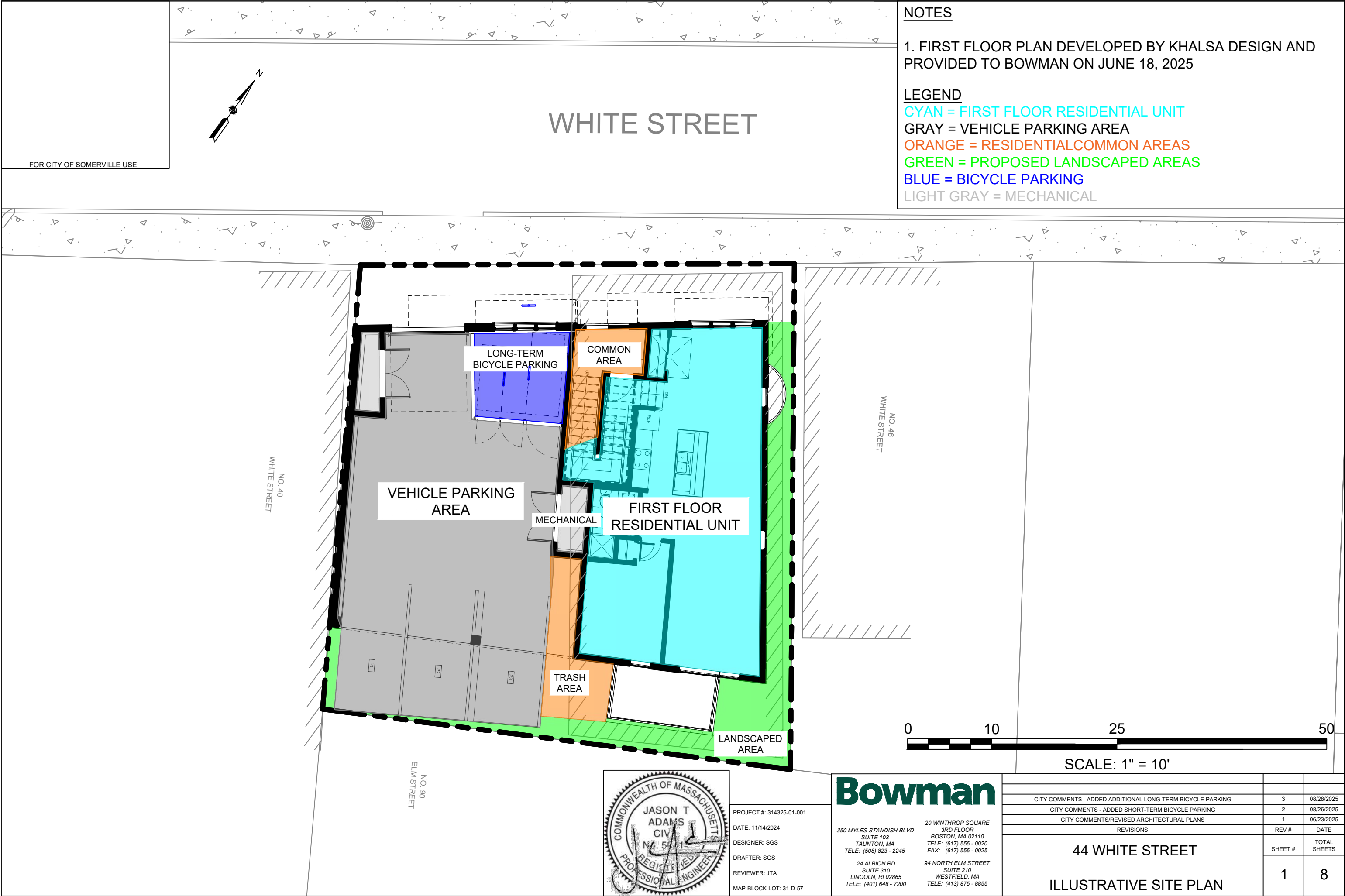
Based on the layout of the on-site motor vehicle parking, turning maneuvers for the largest vehicle to likely access the site (passenger vehicle) are shown for access between White Street and the northern-most parking space (see Sheet 7 and Sheet 8 attached in the Appendix).

The top of the page features a dark green triangular area on the left containing the word "Bowman" in white. To the right, a white diagonal line separates this from an aerial photograph of a roundabout with a central tree island and surrounding roads with cars.

Bowman

APPENDIX A

ILLUSTRATIVE SITE PLAN



NOTES

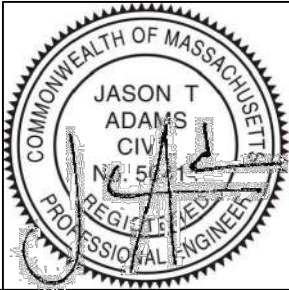
1. FIRST FLOOR PLAN DEVELOPED BY KHALSA DESIGN AND PROVIDED TO BOWMAN ON JUNE 18, 2025

LEGEND

- CYAN = FIRST FLOOR RESIDENTIAL UNIT
- GRAY = VEHICLE PARKING AREA
- ORANGE = RESIDENTIALCOMMON AREAS
- GREEN = PROPOSED LANDSCAPED AREAS
- BLUE = BICYCLE PARKING
- LIGHT GRAY = MECHANICAL

FOR CITY OF SOMERVILLE USE

V:\314325 - WHITE 44 INVESTMENTS_LL0314325-01-001 (TRA) - 44 WHITE STREET TAPENGINEERINGCADD\FIGURES\SHEET1_ILLUSTRATIVE SITE_PLAN.DWG Plotted on 28-Aug-2025 4:03 PM



PROJECT #: 314325-01-001
DATE: 11/14/2024
DESIGNER: SGS
DRAFTER: SGS
REVIEWER: JTA
MAP-BLOCK-LOT: 31-D-57

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

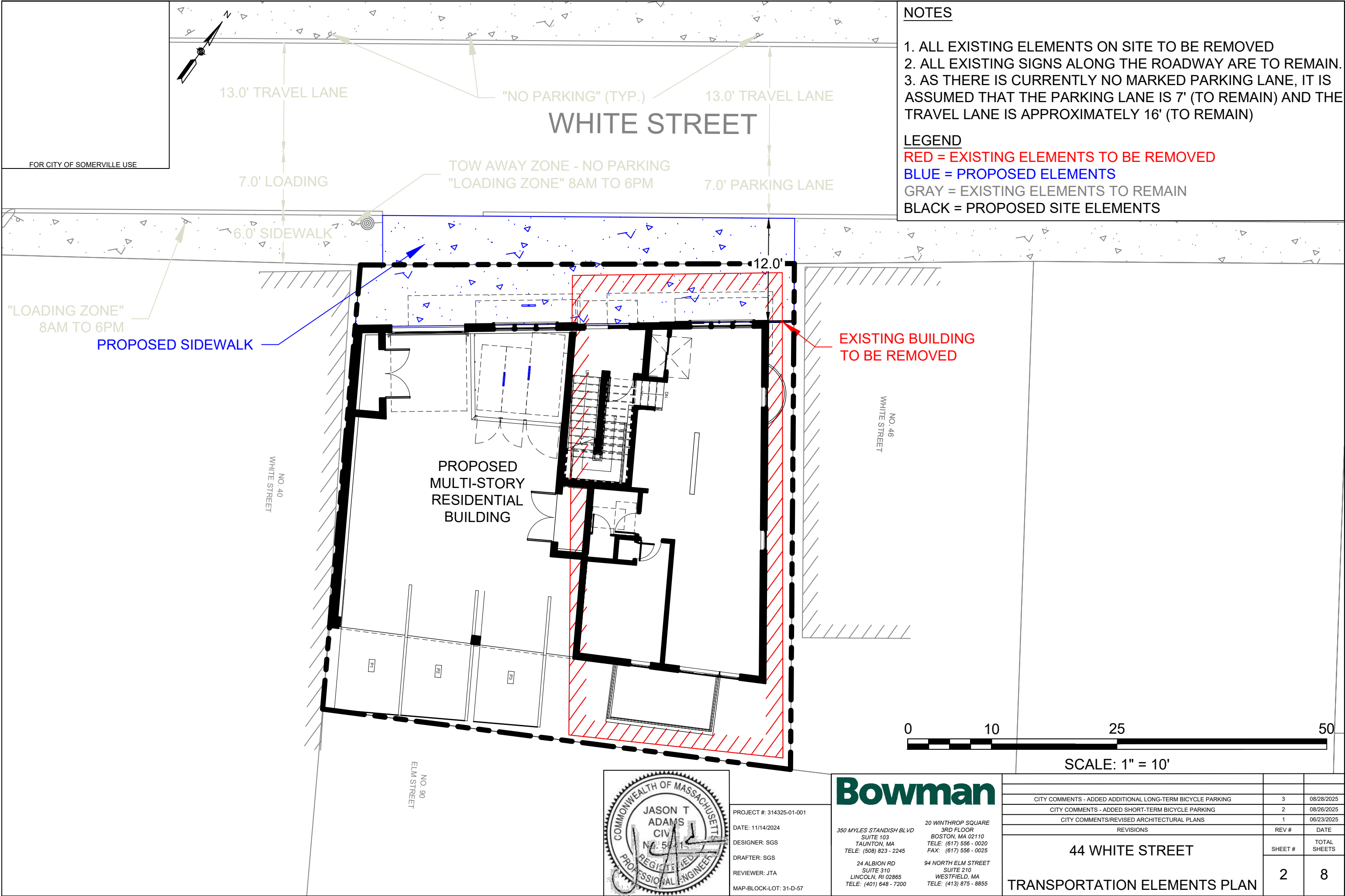
CITY COMMENTS - ADDED ADDITIONAL LONG-TERM BICYCLE PARKING	3	08/28/2025
CITY COMMENTS - ADDED SHORT-TERM BICYCLE PARKING	2	08/26/2025
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	1	06/23/2025
REVISIONS	REV #	DATE
44 WHITE STREET ILLUSTRATIVE SITE PLAN	SHEET #	TOTAL SHEETS
	1	8

The top of the page features a dark green triangular shape on the left containing the word "Bowman" in white. To the right of this triangle is an aerial photograph of a roundabout with a central green island and several cars. The rest of the page is white.

Bowman

APPENDIX B

TRANSPORTATION ELEMENTS PLAN

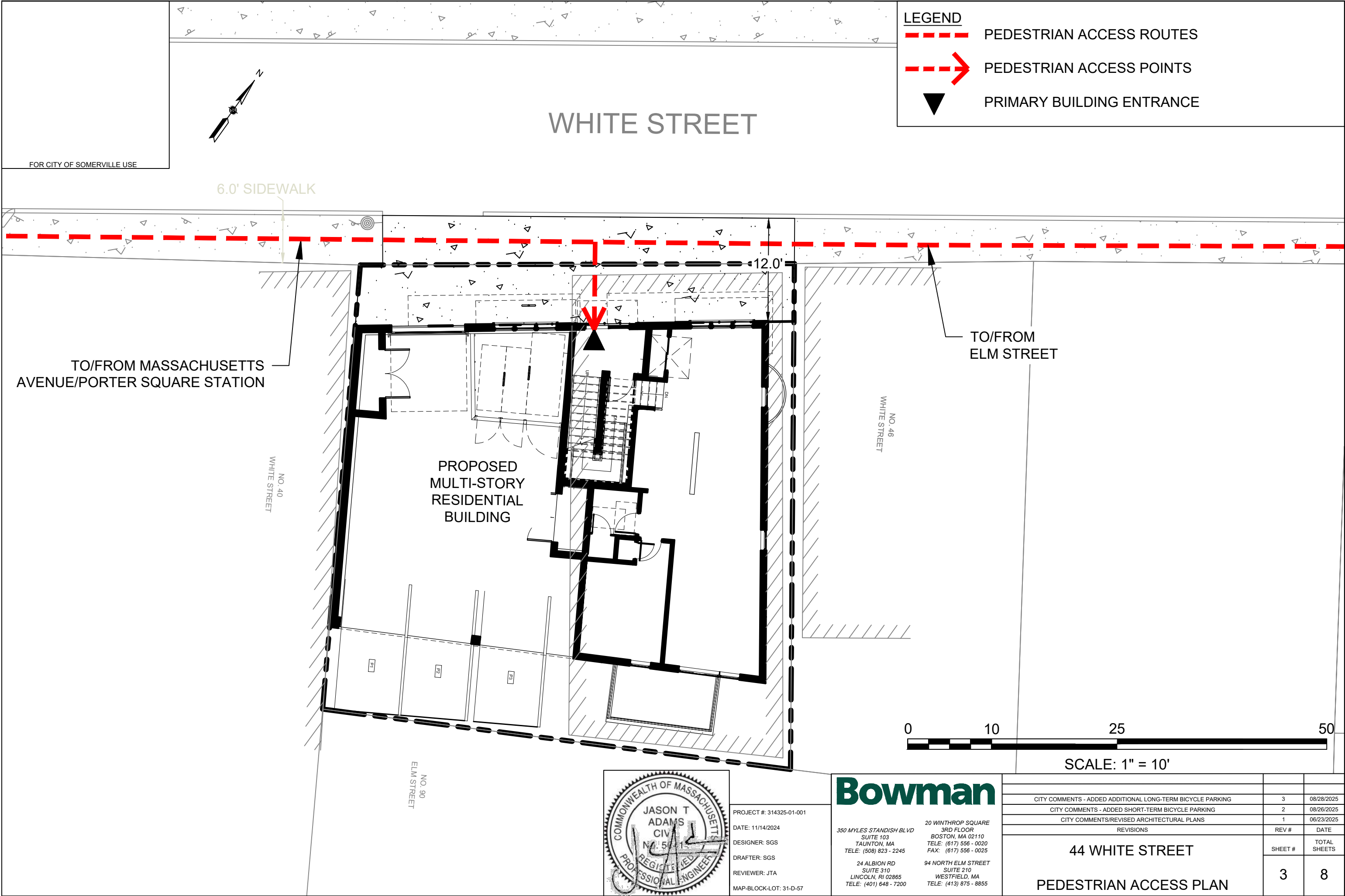




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APPENDIX C

PEDESTRIAN ACCESS PLAN



LEGEND

- PEDESTRIAN ACCESS ROUTES
- PEDESTRIAN ACCESS POINTS
- PRIMARY BUILDING ENTRANCE

PROPOSED
MULTI-STORY
RESIDENTIAL
BUILDING

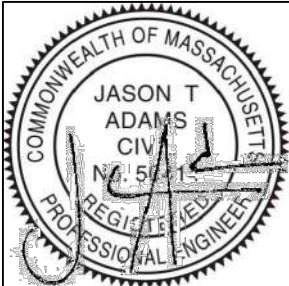
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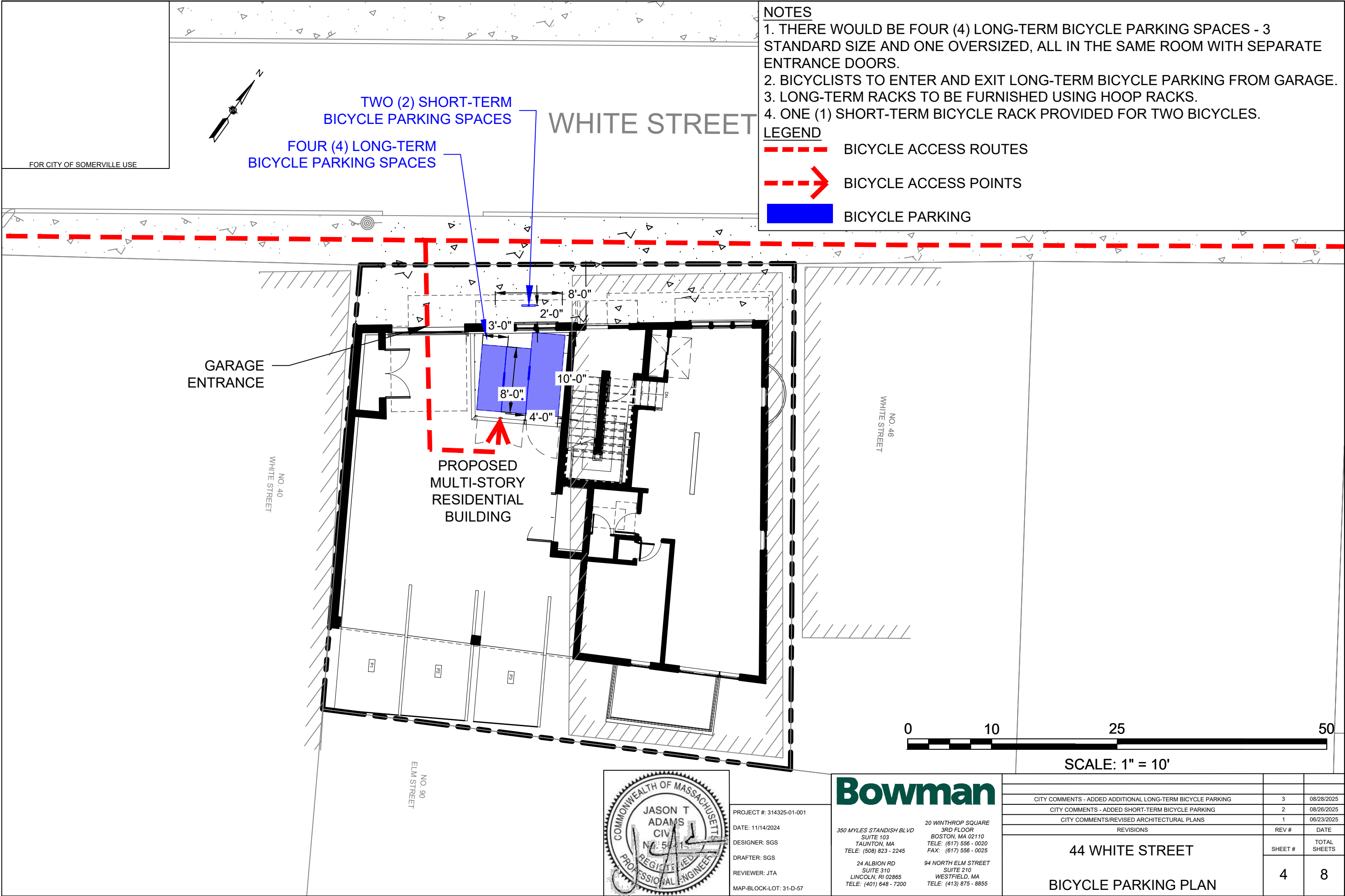
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44 WHITE STREET		SHEET #	TOTAL SHEETS
PEDESTRIAN ACCESS PLAN		3	8

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Bowman

APPENDIX D

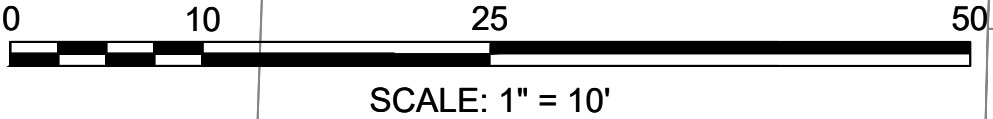
BICYCLE PARKING PLAN AND SPECIFICATIONS



- NOTES**
- 1. THERE WOULD BE FOUR (4) LONG-TERM BICYCLE PARKING SPACES - 3 STANDARD SIZE AND ONE OVERSIZED, ALL IN THE SAME ROOM WITH SEPARATE ENTRANCE DOORS.
 - 2. BICYCLISTS TO ENTER AND EXIT LONG-TERM BICYCLE PARKING FROM GARAGE.
 - 3. LONG-TERM RACKS TO BE FURNISHED USING HOOP RACKS.
 - 4. ONE (1) SHORT-TERM BICYCLE RACK PROVIDED FOR TWO BICYCLES.

LEGEND

- BICYCLE ACCESS ROUTES
- > BICYCLE ACCESS POINTS
- BICYCLE PARKING



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44 WHITE STREET BICYCLE PARKING PLAN	SHEET #	TOTAL SHEETS
	4	8



DERO
A PLAYCORE Company



Hoop Rack

The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the bend makes the Hoop an attractive and functional bike rack. This bike rack can also be put on rails for mobility and is popular in bike corrals.

Hoop Rack



YOUR **LOGO** HERE

Customize the HoopRack
to brand your bike parking!



FINISH OPTIONS

Galvanized



Stainless

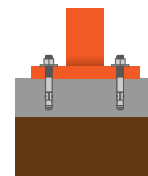


Powder Coat

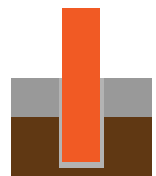
White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 7011	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3005	Bronze	Silver RAL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

MOUNT OPTIONS

Surface

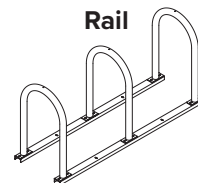


In-Ground



Tamper-resistant fasteners
available upon request

Rail



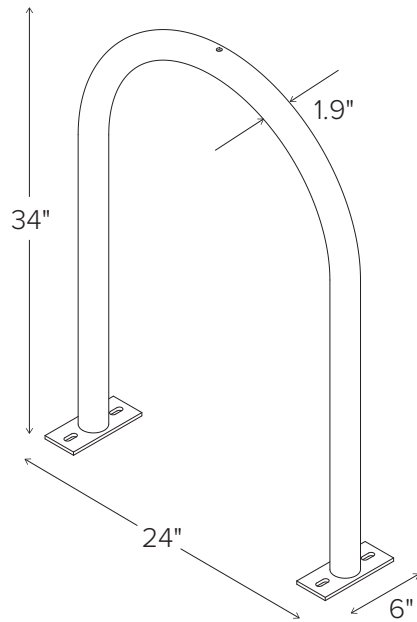
**OPTIONAL
LEAN BAR**



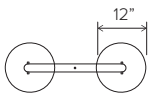
DERO
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Hoop Rack

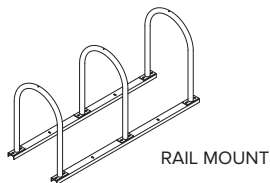
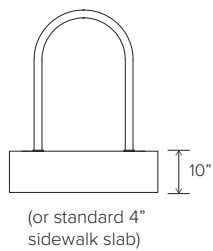
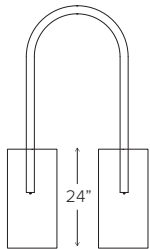
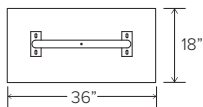
Submittal Sheet



IN-GROUND MOUNT



SURFACE MOUNT



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. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat



Stainless

Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

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

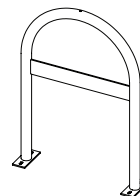


☐ 60B

OPTIONAL LEAN BAR



Add Lean Bar

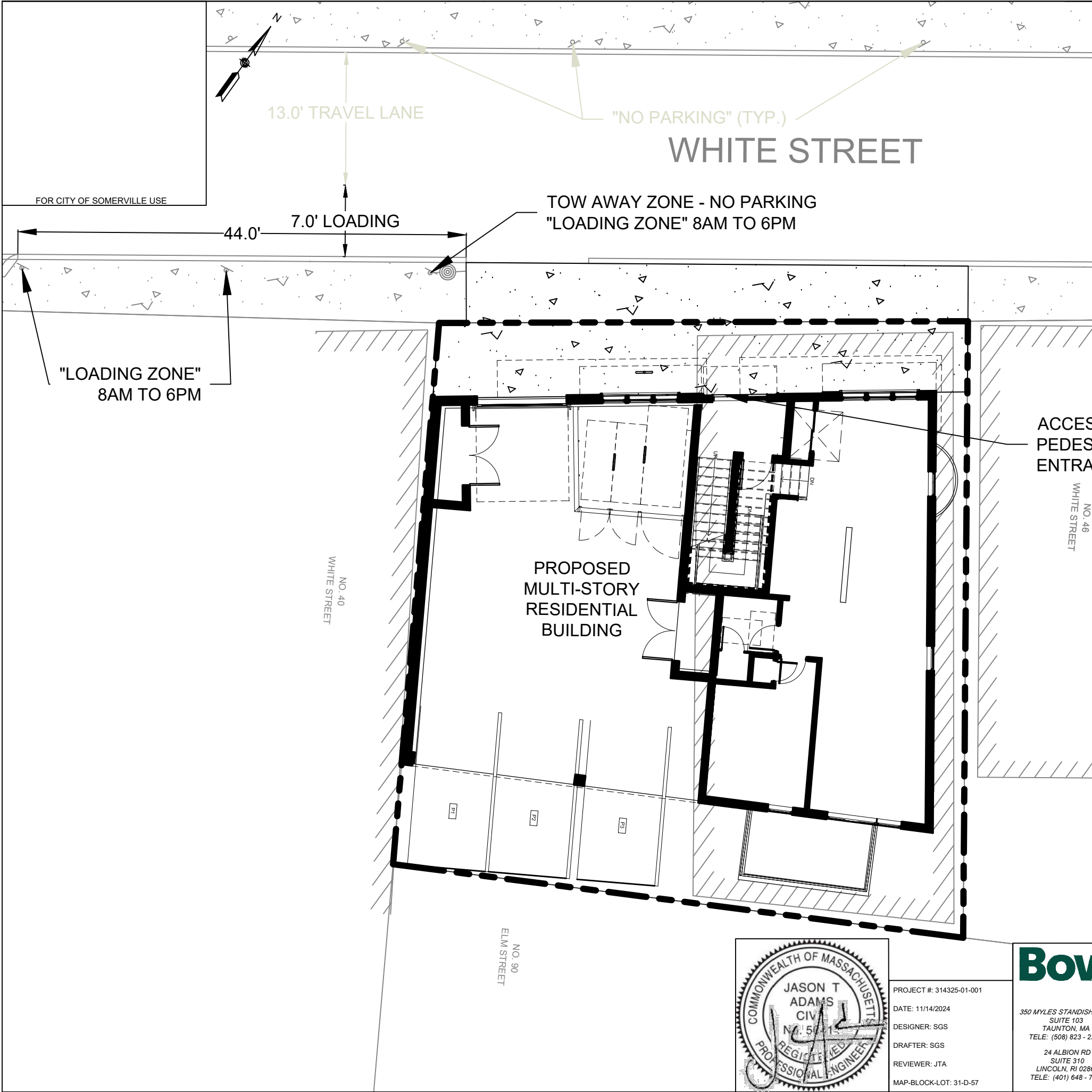


The top of the page features a dark green triangular shape on the left containing the word "Bowman" in white. To the right of this triangle is a collage of three aerial photographs of city streets, including a roundabout with a central tree island and various intersections with cars and buildings.

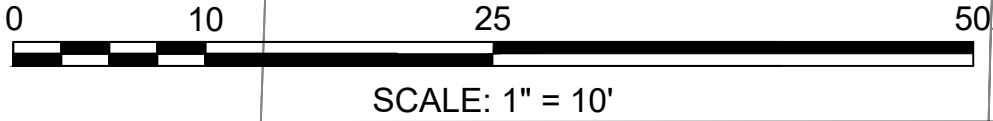
Bowman

APPENDIX E

EQUITABLE ACCESS PLAN



- NOTES**
1. THERE IS AN EXISTING LOADING ZONE ALONG THE SOUTH SIDE OF WHITE STREET DIRECTLY WEST OF THE SITE, WITH SPACE FOR APPROXIMATELY TWO (2) VEHICLES.
 2. AS THERE IS NO PARKING ON THE NORTH SIDE OF WHITE STREET, THERE IS MINIMAL OPPORTUNITY TO ADD ADDITIONAL LOADING ZONES.
 3. THERE ARE NO ON-STREET ACCESSIBLE PARKING SPACES WITHIN 200 FEET OF THE PROPOSED SITE ENTRANCE.



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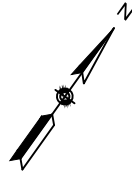
CITY COMMENTS - ADDED ADDITIONAL LONG-TERM BICYCLE PARKING	3	08/28/2025
CITY COMMENTS - ADDED SHORT-TERM BICYCLE PARKING	2	08/26/2025
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	1	06/23/2025
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44 WHITE STREET EQUITABLE ACCESS PLAN	SHEET #	TOTAL SHEETS
	5	8

The top of the page features a dark green triangular area on the left containing the word "Bowman" in white. To the right of this triangle is a grayscale aerial photograph of a roundabout with a central tree island, surrounded by roads and buildings.

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APPENDIX F

MOTOR VEHICLE PARKING PLAN



WHITE STREET

LEGEND

RESIDENTIAL VEHICLE PARKING SPACES: 3

NOTE: ALL VEHICLE PARKING SPACES ARE AT GRADE AND COVERED, ACCESS VIA GARAGE ENTRANCE FROM WHITE STREET

FOR CITY OF SOMERVILLE USE

THREE (3) STANDARD
VEHICLE PARKING SPACES

NO. 40
WHITE STREET

9'-0"

20'-9"

8'-0"

16'-0"

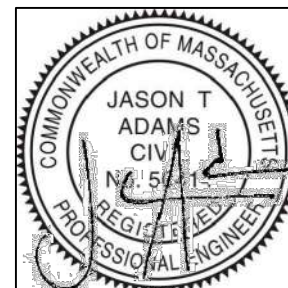
PROPOSED
MULTI-STORY
RESIDENTIAL
BUILDING

NO. 46
WHITE STREET

NO. 90
ELM STREET



SCALE: 1" = 10'



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44 WHITE STREET MOTOR VEHICLE PARKING PLAN	SHEET #	TOTAL SHEETS
	6	8

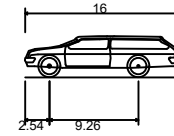
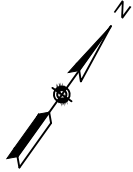
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APPENDIX G

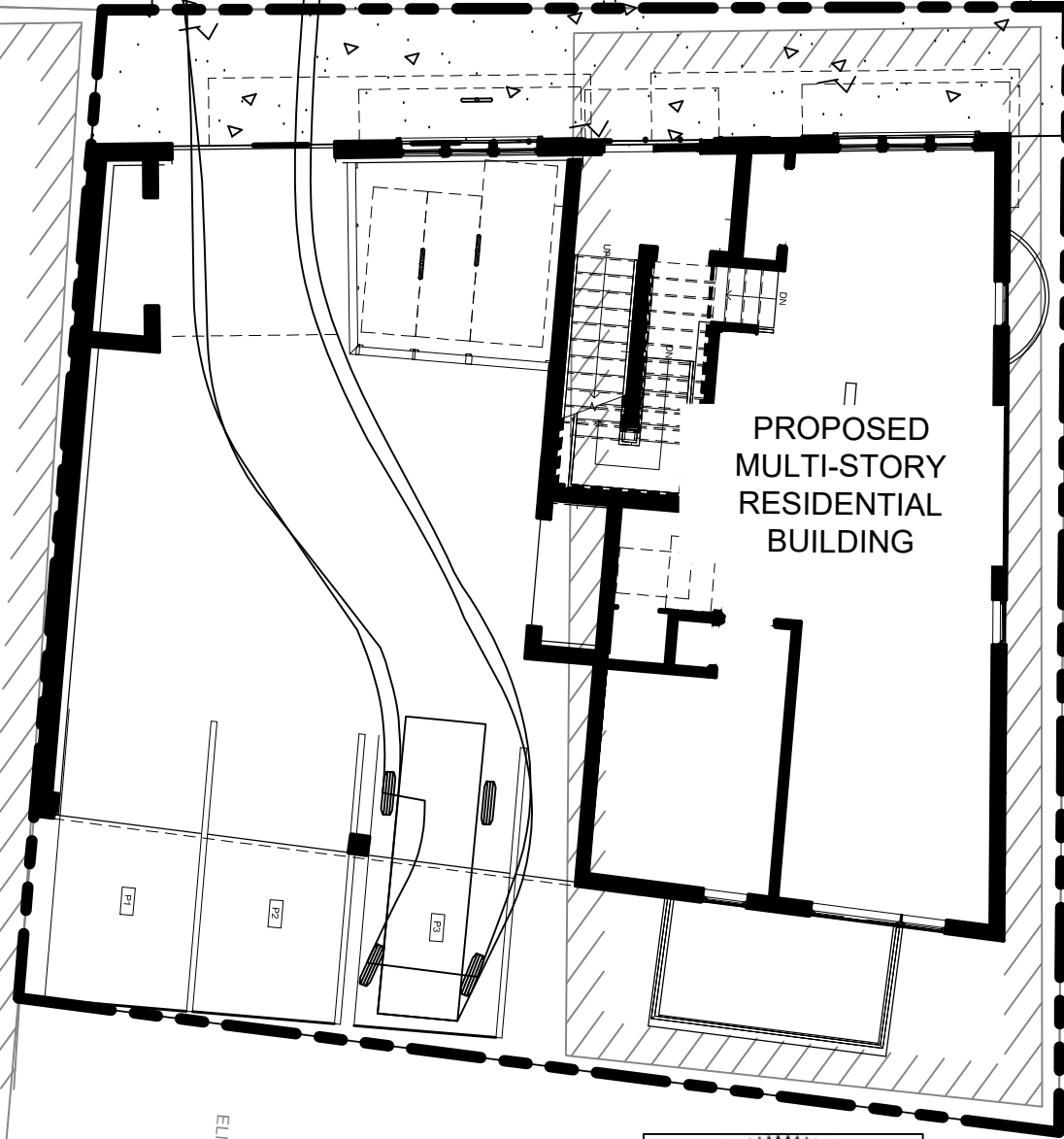
MOTOR VEHICLE MOVEMENT PLANS

FOR CITY OF SOMERVILLE USE



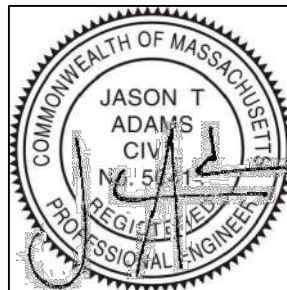
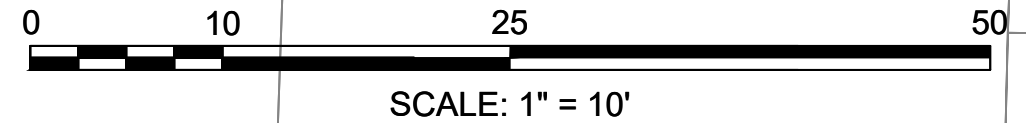
P - Passenger Car (16 ft)	16.000ft
Overall Length	4.300ft
Overall Width	4.300ft
Overall Body Height	0.984ft
Min Body Ground Clearance	6.000ft
Track Width	4.00s
Lock-to-lock time	36.60°
Max Steering Angle (Virtual)	

NO. 40
WHITE STREET



NO. 46
WHITE STREET

NO. 90
ELM STREET



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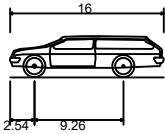
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	7	8

WHITE STREET



P - Passenger Car (16 ft)	16.000ft
Overall Length	4.300ft
Overall Width	4.300ft
Overall Body Height	0.984ft
Min Body Ground Clearance	6.000ft
Track Width	4.00s
Lock-to-lock time	36.60°
Max Steering Angle (Virtual)	

FOR CITY OF SOMERVILLE USE

PROPOSED
MULTI-STORY
RESIDENTIAL
BUILDING

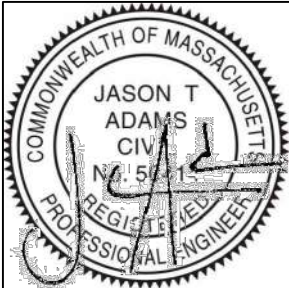
NO. 46
WHITE STREET

NO. 40
WHITE STREET

NO. 90
ELM STREET



SCALE: 1" = 10'



PROJECT #: 314325-01-001
DATE: 11/14/2024
DESIGNER: SGS
DRAFTER: SGS
REVIEWER: JTA
MAP-BLOCK-LOT: 31-D-57

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

CITY COMMENTS - ADDED ADDITIONAL LONG-TERM BICYCLE PARKING	3	08/28/2025
CITY COMMENTS - ADDED SHORT-TERM BICYCLE PARKING	2	08/26/2025
CITY COMMENTS/REVISED ARCHITECTURAL PLANS	1	06/23/2025
REVISIONS	REV #	DATE
44 WHITE STREET VEHICLE MOVEMENT PLAN - VEHICLE EXITING	SHEET #	TOTAL SHEETS
	8	8