



TRANSPORTATION ACCESS PLAN PROPOSED RESIDENTIAL DEVELOPMENT

8 MEDFORD STREET, SOMERVILLE, MA

Prepared by

Bowman Consulting Group, Ltd.

20 Winthrop Square, 3rd Floor

Boston, MA 02110

617.556.0020

Prepared for

Nelson Group Development, LLC

September 2025; **Revised October 2025**

Bowman Project Number: 314541-01-001



A handwritten signature in blue ink, appearing to read "Stephen Siragusa", written over a light blue rectangular background.

10/22/2025

Stephen Siragusa, PE

MA PE License Number 60167

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Project Summary

On behalf of Nelson Group Development, 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

8 Medford Street Residential Development
8 Medford Street
Somerville, MA 02143

Project Information

Land Use: Mixed-Use (Residential and Retail)

Square Footage: Approximately 20,465 gross square feet

Number of Units: 18 Residential Dwelling Units (approximately 16,700 gross square feet)

Size of Retail: Approximately 3,770 gross square feet

Height: Four (4) floors + basement

Number of Vehicle Parking Spaces: Zero (0) motor vehicle parking spaces

Number of Bicycle Parking Spaces: 19 long-term bicycle parking spaces and eight (8) short-term bicycle parking spaces

Project Location

The Project site is located in the southeast section of Somerville along Medford Street. The site is approximately 0.6 miles from the Massachusetts Bay Transportation Authority (MBTA) Union Square and Lechmere Stations, along the MBTA Green Line. The existing site is currently bounded by Medford Street to the north, Warren Street to the west, residences to the south, and rail tracks to the east. The closest intersections to the project site are:

- Medford Street at Warren Street (Unsignalized)
- Warren Street at Porter Street (Unsignalized)
- Medford Street at South Street (Unsignalized)

Project Plans Included

1. Illustrative Site Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Bicycle Parking Plan
5. Equitable Access Plan

Project Plans Not Included

1. Motor Vehicle Parking and Loading Plan
2. Vehicle Movement Plan

SITE ACCESS

The Project site is bounded by existing roadways, residential properties, and railroad tracks. Access to the site for pedestrians and bicyclists would be provided along Medford 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 areas. The interior of the ground level floor plan illustrates each of the individual spaces, including the 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 residential building, curbing, tree wells, and bicycle parking. 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, the existing elements to be removed have been shown in red, 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, the sidewalks along the site frontage along Medford Street and Warren Street would be reconstructed. The existing and proposed sidewalk widths along each of the roadways are shown. A plan depicting the Project sidewalks and general building entrance locations is provided on Sheet 3 attached in the Appendix.

BICYCLE PARKING PLAN

A total of 27 bicycle parking spaces are being proposed on site, comprising of 19 long-term bicycle parking spaces and eight (8) short-term bicycle parking spaces. The long-term bicycle parking spaces (Hoop Racks and Dero Duplex) are proposed to be located on the east side of the site, and would be sheltered, secured, and accessible via the on-site sidewalk and from inside the building. The short-term parking spaces (City of Somerville Standard) are proposed to be within the furnishing zone in two (2) locations, with four (4) spaces in each location, and would be fixed inground and not surface mounted. The first location is along Warren Street, approximately 100 feet south of the Warren Street and Medford Street intersection, and the second location is along Medford Street, approximately 40 feet east of the Warren Street and Medford Street intersection. The location and configuration of the on-site bicycle parking are shown on Sheet 4 attached in the Appendix.

EQUITABLE ACCESS PLAN

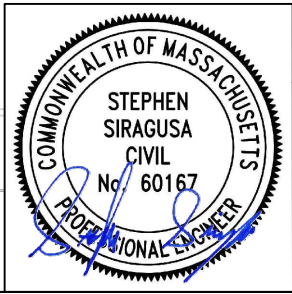
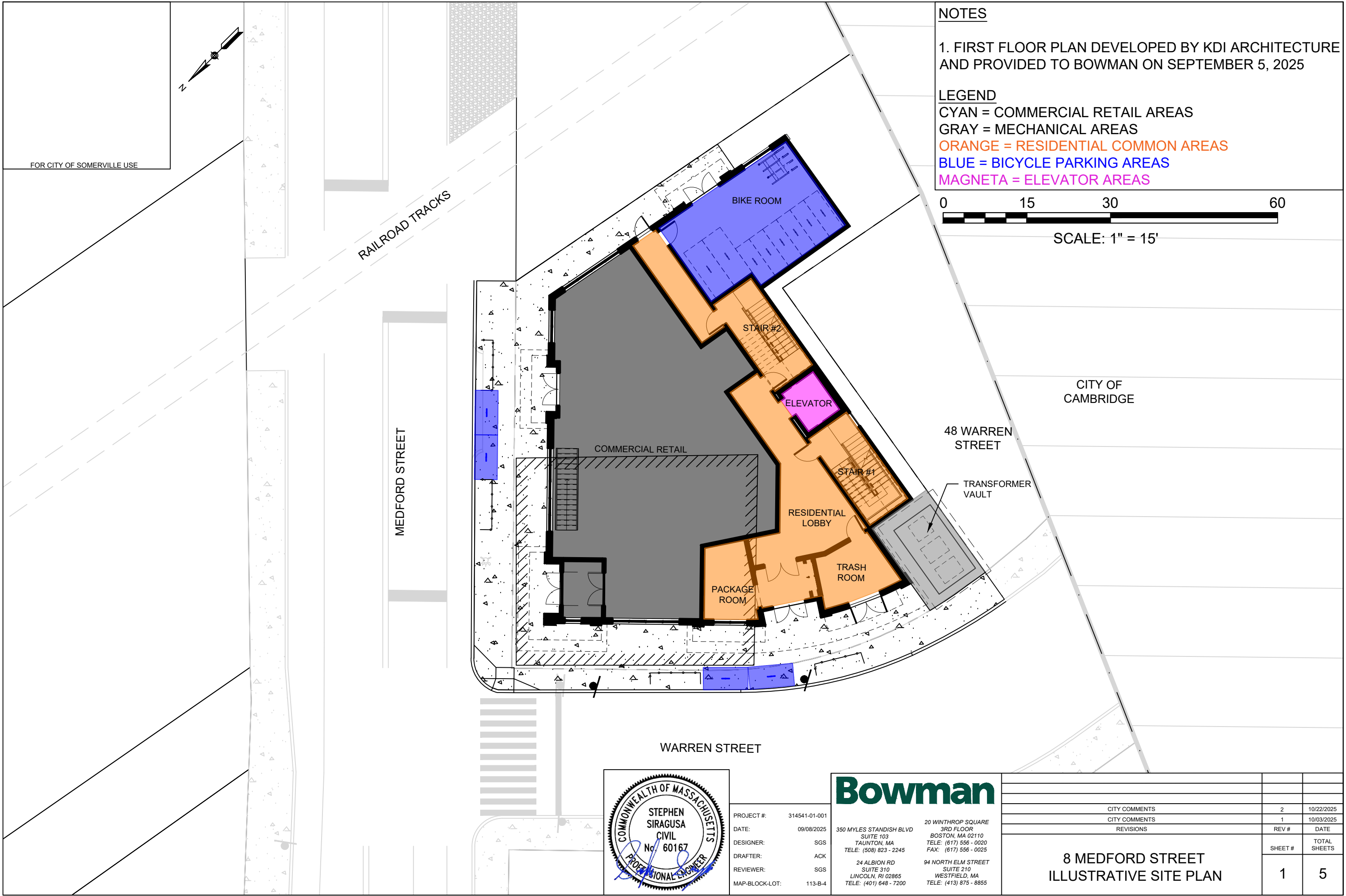
There are currently zero (0) existing loading zones or accessible parking spaces within 200 feet of the proposed principal entrance. The nearest marked ADA parking space is located along Porter Street, approximately 250 feet from the Project site. A loading zone is being proposed along Warren Street adjacent to the main residential access point. The sidewalk along the site frontage would be reconstructed and would comply with the Americans with Disabilities Act (ADA), connecting to the existing sidewalks along Warren Street and Medford Street.



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APPENDIX A

ILLUSTRATIVE SITE PLAN



PROJECT #: 314541-01-001
DATE: 09/08/2025
DESIGNER: SGS
DRAFTER: ACK
REVIEWER: SGS
MAP-BLOCK-LOT: 113-B-4

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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

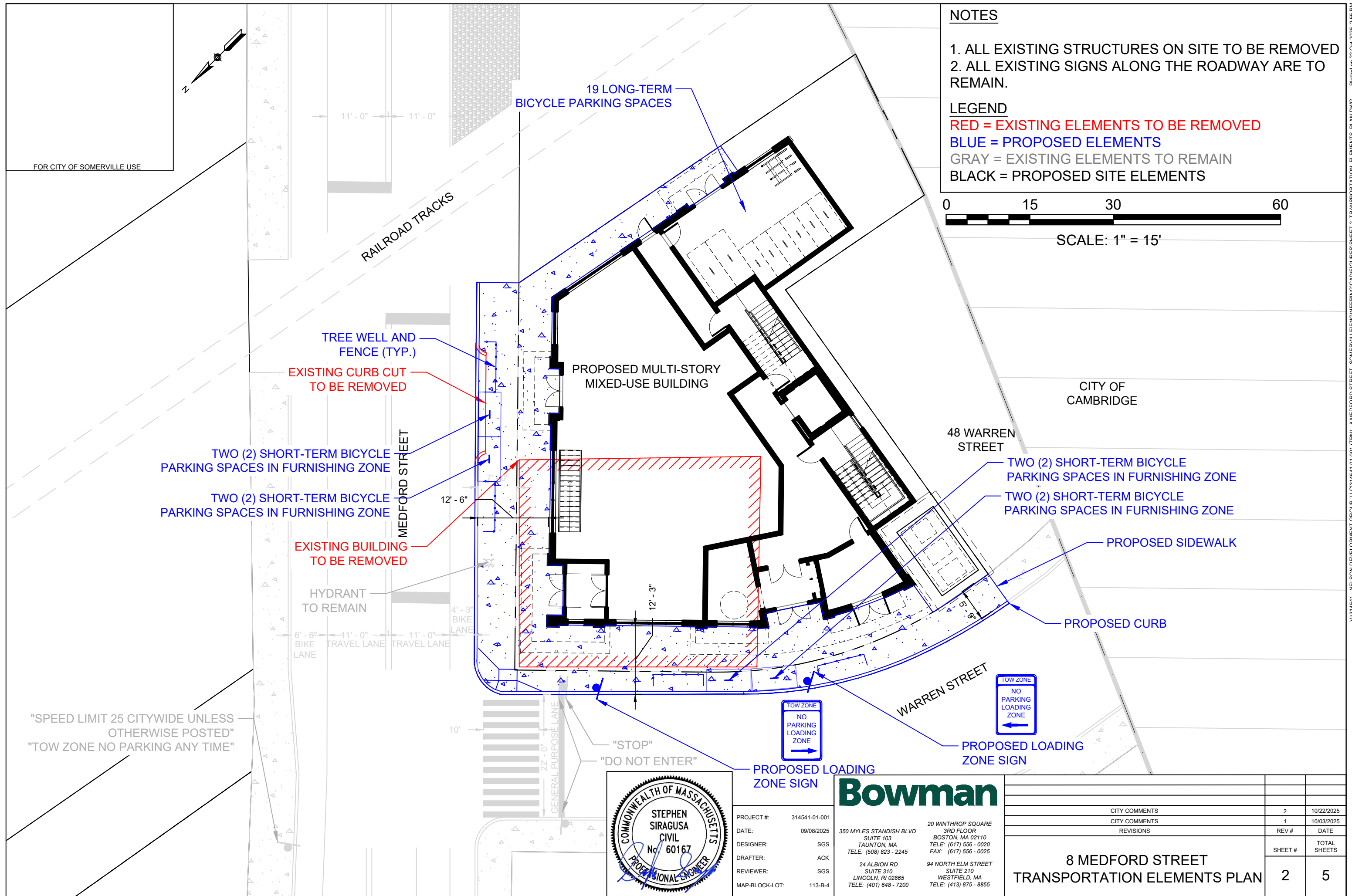
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CITY COMMENTS	1	10/03/2025
REVISIONS	REV #	DATE
8 MEDFORD STREET ILLUSTRATIVE SITE PLAN	SHEET #	TOTAL SHEETS
	1	5



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APPENDIX B

TRANSPORTATION ELEMENTS PLAN



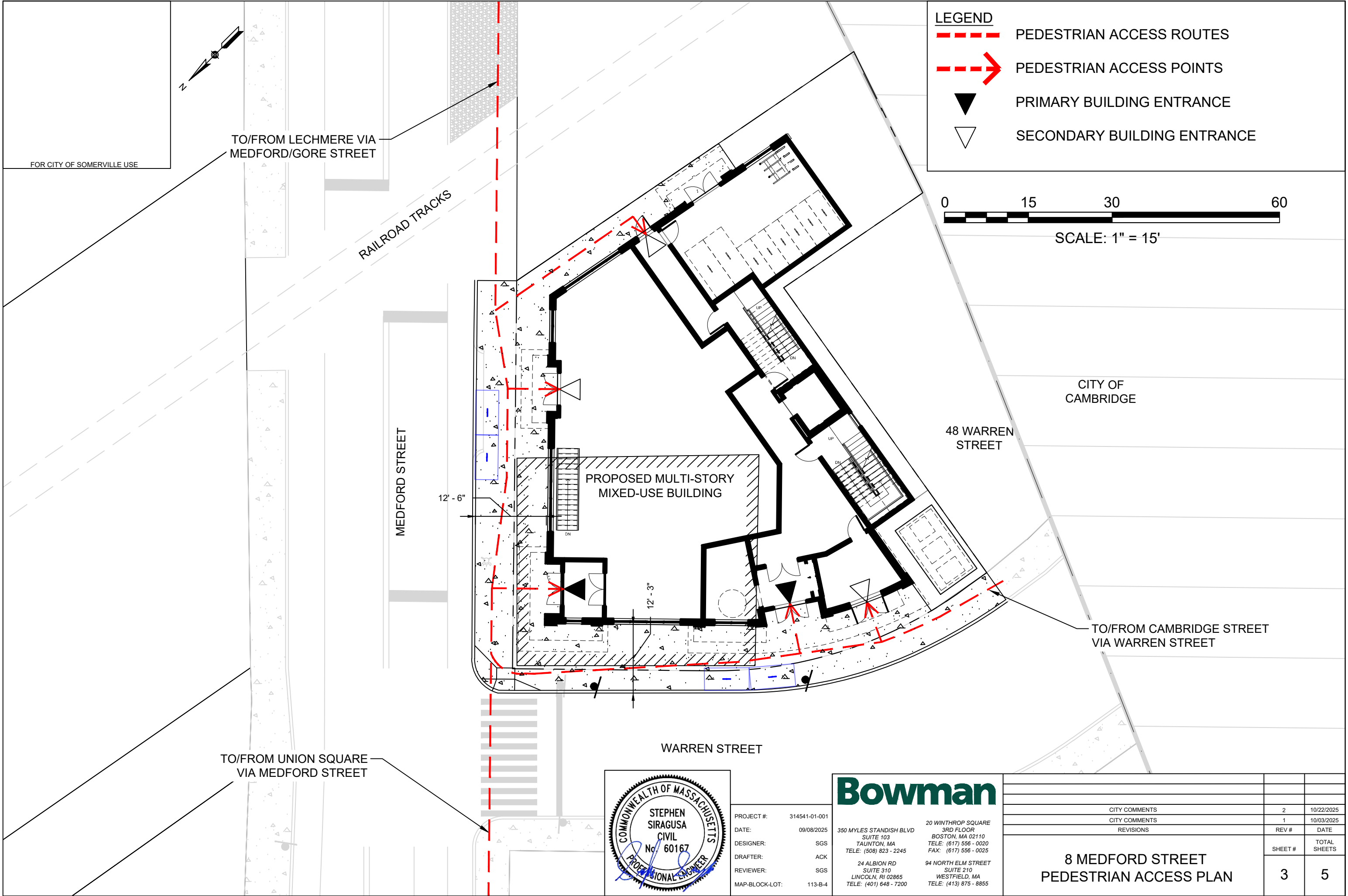
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CITY COMMENTS	1	10/03/2025
REVISIONS	REV #	DATE
8 MEDFORD STREET TRANSPORTATION ELEMENTS PLAN	SHEET #	TOTAL SHEETS
	2	5



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APPENDIX C

PEDESTRIAN ACCESS PLAN



PROJECT #: 314541-01-001
DATE: 09/08/2025
DESIGNER: SGS
DRAFTER: ACK
REVIEWER: SGS
MAP-BLOCK-LOT: 113-B-4

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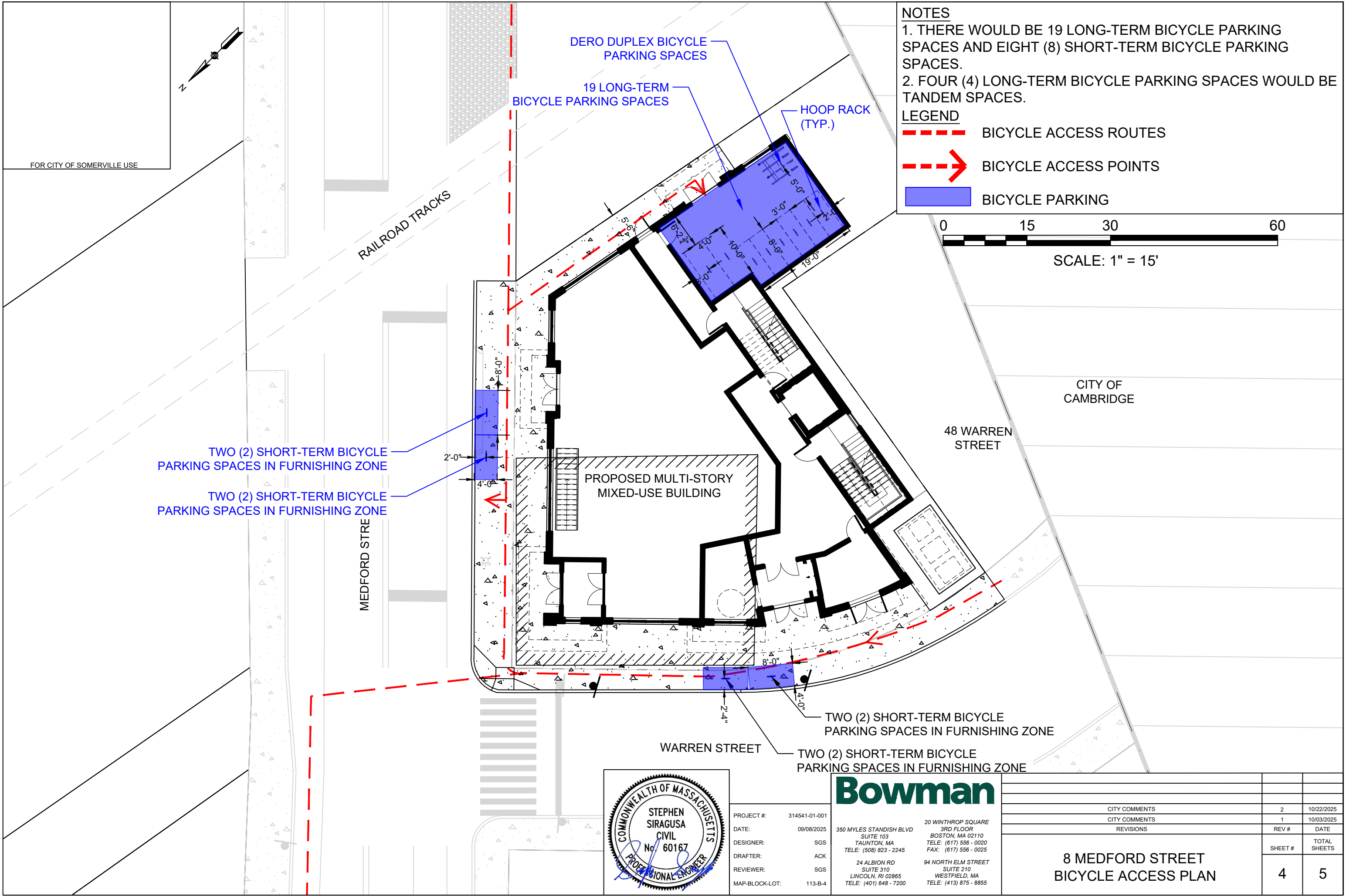
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CITY COMMENTS	1	10/03/2025
REVISIONS	REV #	DATE
8 MEDFORD STREET PEDESTRIAN ACCESS PLAN	SHEET #	TOTAL SHEETS
	3	5

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 a green-tinted aerial photograph of a city street intersection and a roundabout.

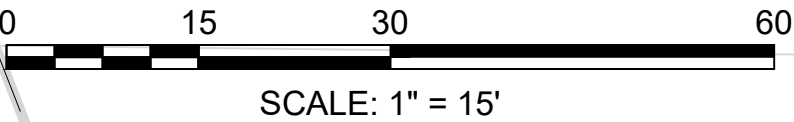
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APPENDIX D

BICYCLE PARKING PLAN AND SPECIFICATIONS



- NOTES**
1. THERE WOULD BE 19 LONG-TERM BICYCLE PARKING SPACES AND EIGHT (8) SHORT-TERM BICYCLE PARKING SPACES.
 2. FOUR (4) LONG-TERM BICYCLE PARKING SPACES WOULD BE TANDEM SPACES.
- LEGEND**
- BICYCLE ACCESS ROUTES
 - BICYCLE ACCESS POINTS
 - BICYCLE PARKING



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CITY COMMENTS		2	10/22/2025
CITY COMMENTS		1	10/03/2025
REVISIONS		REV #	DATE
8 MEDFORD STREET BICYCLE ACCESS PLAN		SHEET #	TOTAL SHEETS
		4	5



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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

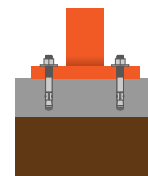


Powder Coat

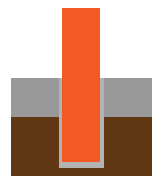


MOUNT OPTIONS

Surface

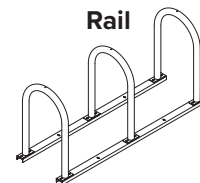


In-Ground



Tamper-resistant fasteners available upon request

Rail



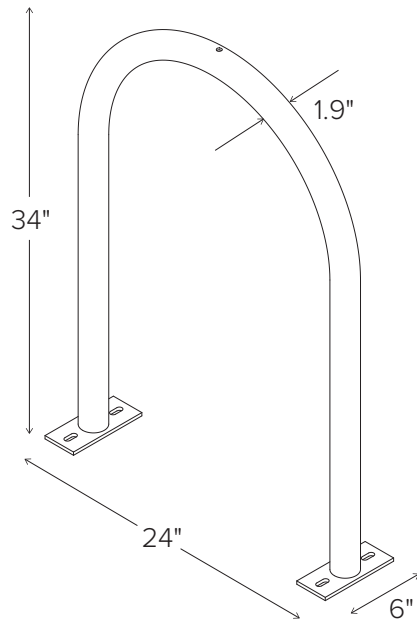
**OPTIONAL
LEAN BAR**



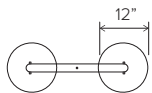
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Hoop Rack

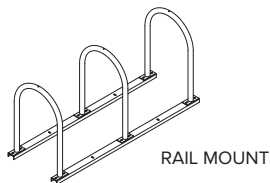
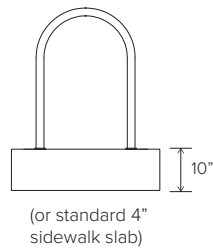
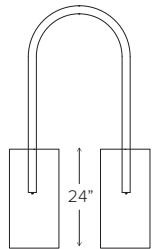
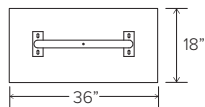
Submittal Sheet



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

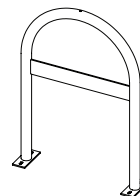


☐ 60B

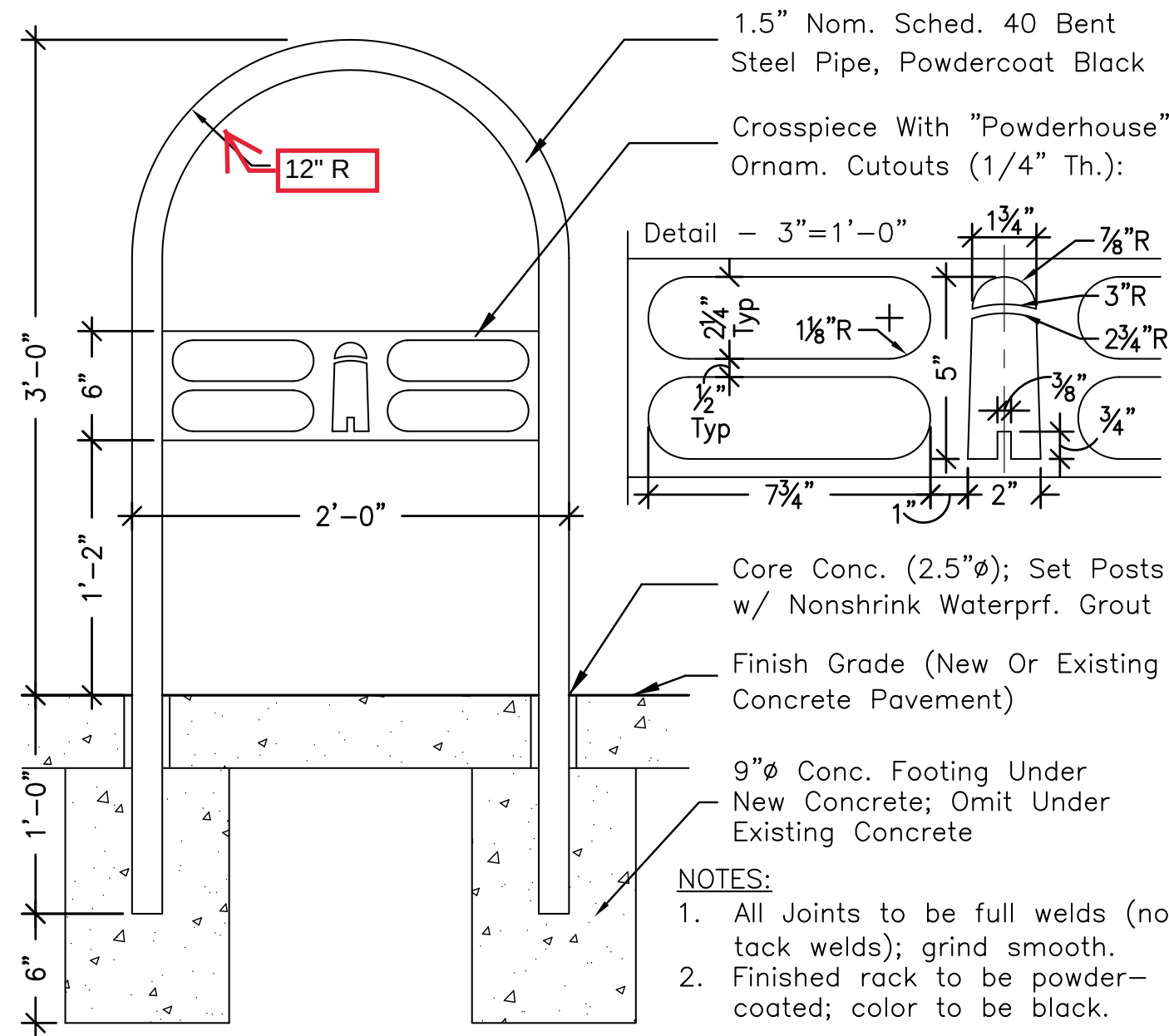
OPTIONAL LEAN BAR

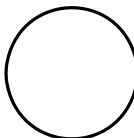


Add Lean Bar



Bike Rack



 SOMERVILLE STANDARD BICYCLE RACK

Scale: 1-1/2" = 1'-0"

Bike Rack

Somerville Bike Racks Specs

2.00 Materials

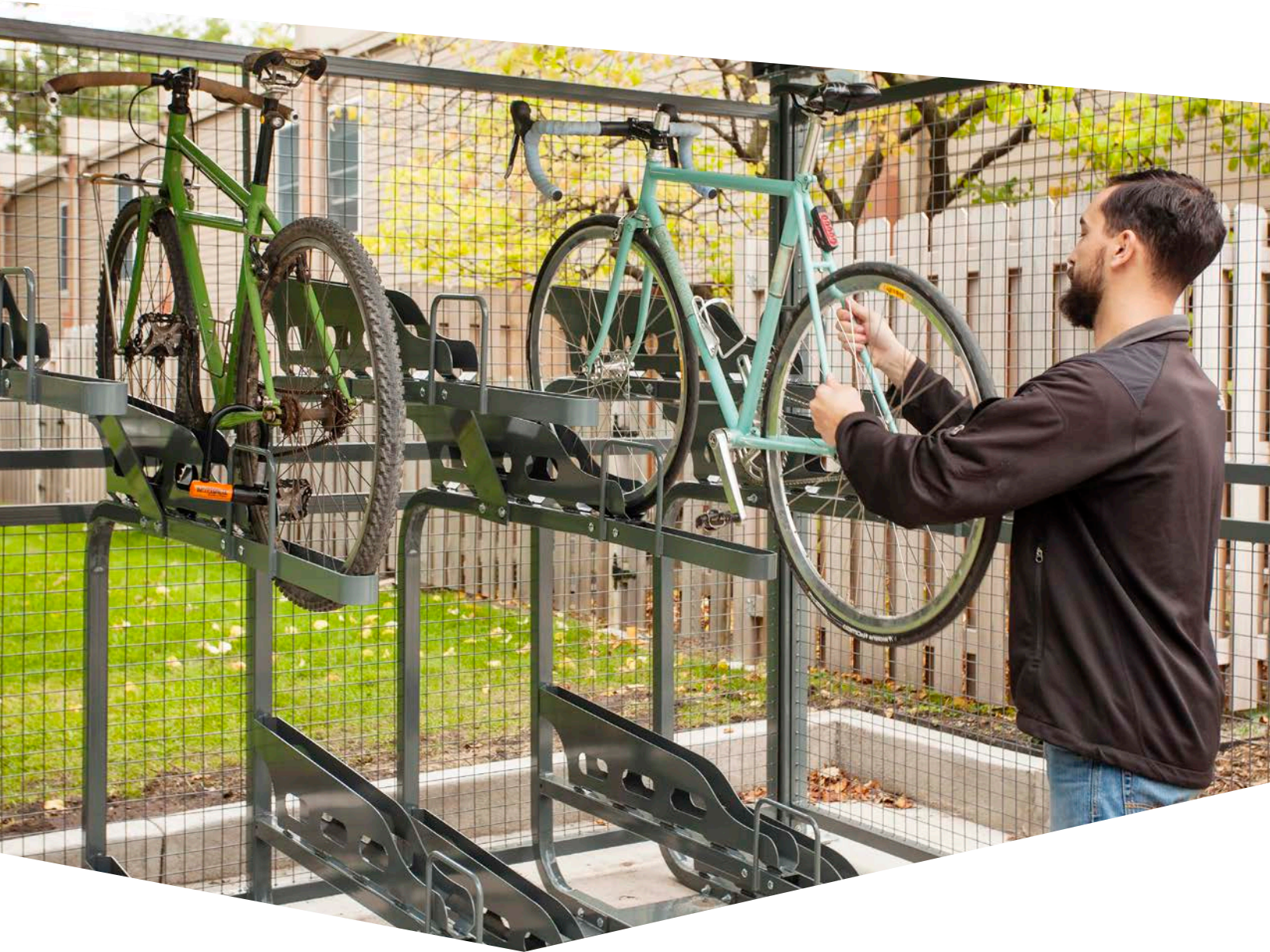
- A. Bicycle Racks shall be a "vintage style" with a Somerville custom "Powderhouse" rack plate as shown on the Drawings, manufactured by Cycle Safe Inc. of Ada, MI or Approved Equal. Submit Manufacturer's Shop Drawings.
- B. The rack shall be composed of Schedule 40 Steel Pipe and 1/4" Steel plate, according to 2.10, Metal Fabrications, above. All surfaces shall be smoothed and free from burrs, barbs, splinters, and sharpness, and all edges and ends rolled, rounded, or capped.
- C. The entire rack shall be coated with an e-coat primer and then finished with a BLACK polyester powder coat.

3.00 Installation

- A. The rack shall be installed so that the bottom of the custom rack plate is 14 inches above the ground surface and the top of the rack plate is 20 inches above the ground surface and that the top of entire rack is 36 inches above the ground surface, as shown on the Drawings.
 - 1. Racks in new pavement areas shall be anchored in concrete to a depth of 18 inches below the surface as shown on the Drawings.
 - 2. Racks in existing pavement shall be core-drilled and set so that the rack meets the dimensions noted above, and the posts are securely anchored. Avoid damage to existing paving.
- B. Install bicycle racks level, plumb, true, and positioned at locations indicated on Drawings.
- C. Post Setting: Set cast-in posts in concrete footing with smooth top, shaped to shed water. Protect portion of posts above footing from concrete splatter. Verify that posts are set plumb or at correct angle and are aligned and at correct height and spacing. Hold posts in position during placement and finishing operations until concrete is sufficiently cured .
- D. Installation Tolerances: Install bicycle racks to comply with the following maximum tolerances:
 - 1. Location: Plus or minus 1/2 inch.
 - 2. Height: Plus or minus 1/4 inch.
 - 3. Alignment of Adjacent Units: Plus or minus 1/2 inch in ten feet; 1 inch over total length.
 - 4. Plumb: Plus or minus 1/4 inch.
 - 5. Level: Plus or minus 1/4 inch.



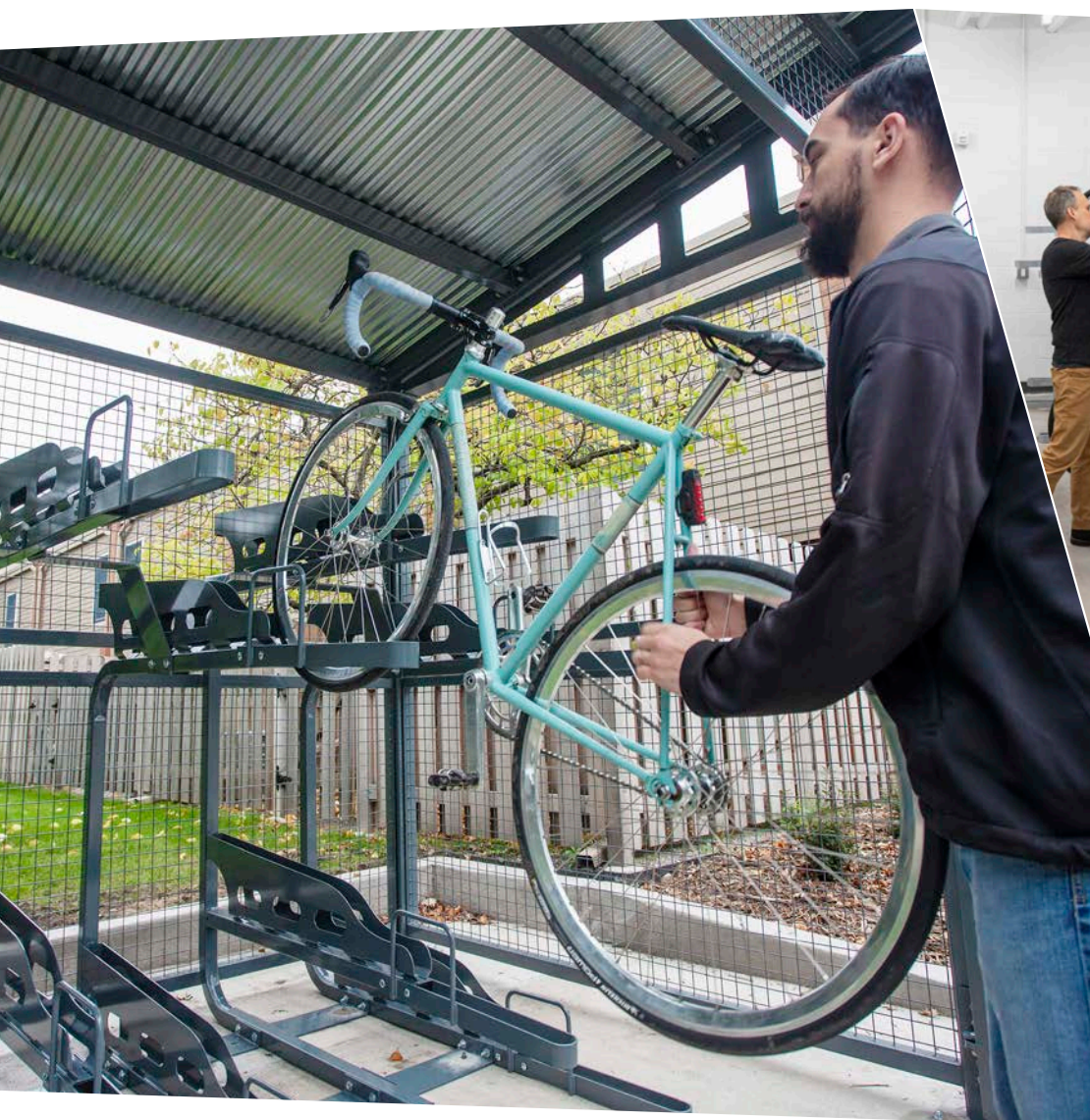
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Dero **Duplex**TM

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Patent D768,545



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



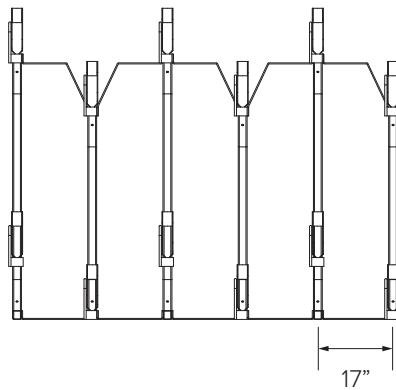
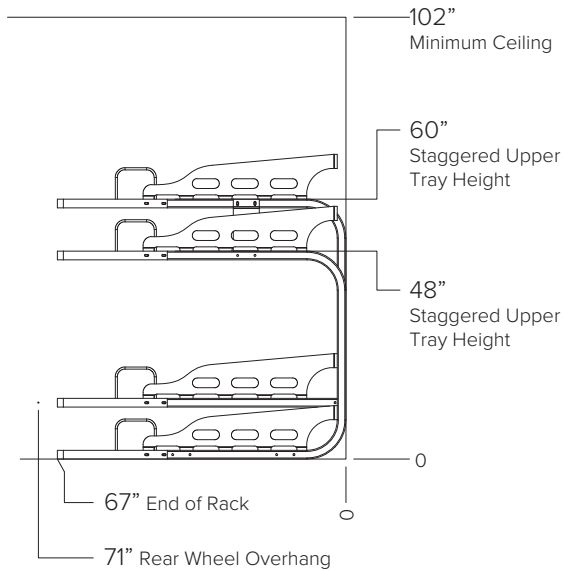
Wine Red
RAL 3005



Bronze



Silver
RAL 9007



CAPACITY

Varies per configuration
Minimum 6 bike system required for stability

MATERIALS

Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike 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



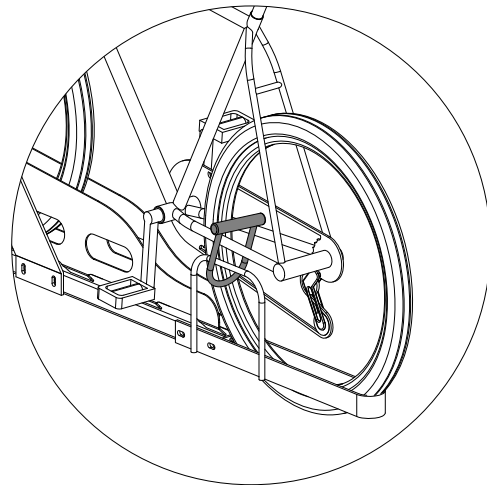
Stainless

304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

MOUNT OPTIONS

Surface only

Each connector plate accepts 3/8" wedge anchors.



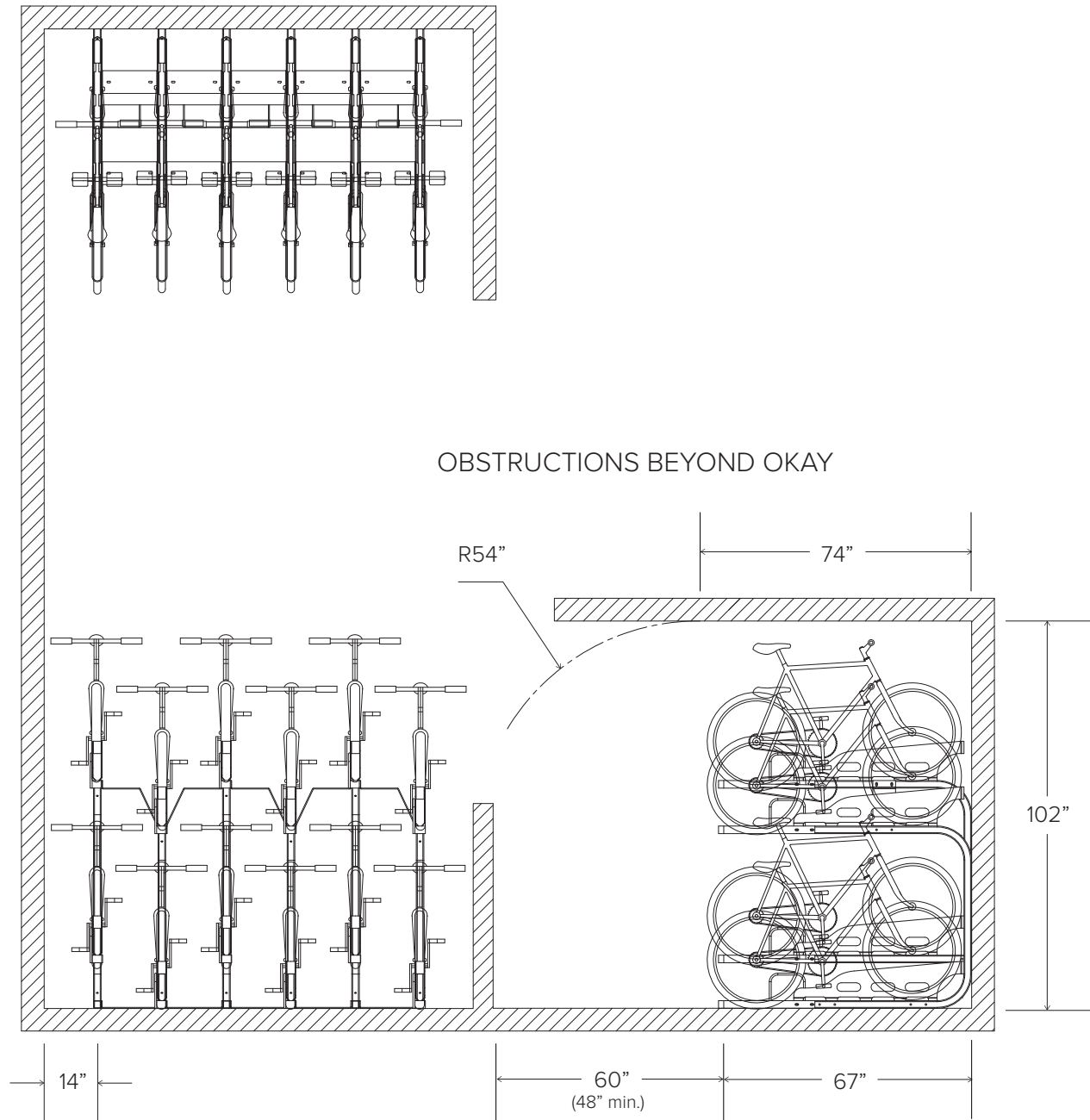
U-lock compatible



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Dero Duplex

Setbacks Single Sided

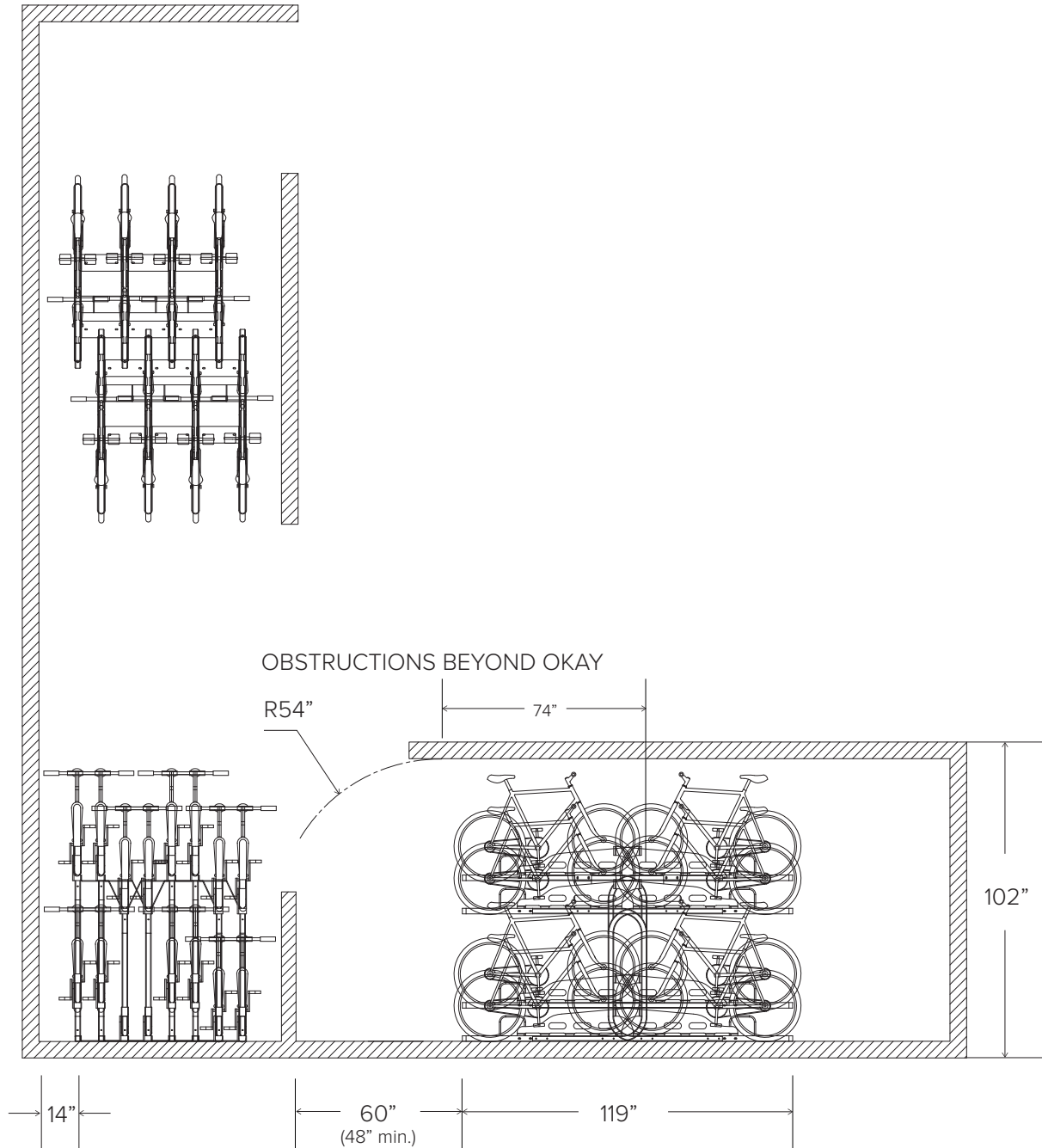




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Dero **Duplex**

Setbacks Double Sided

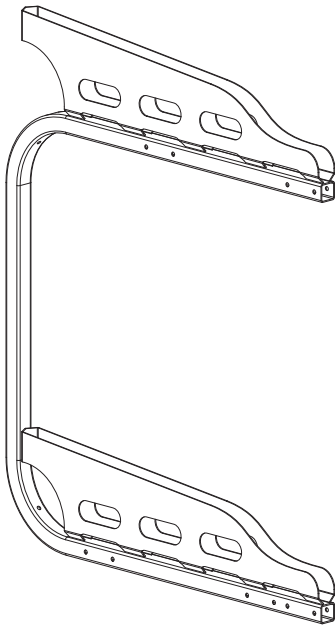




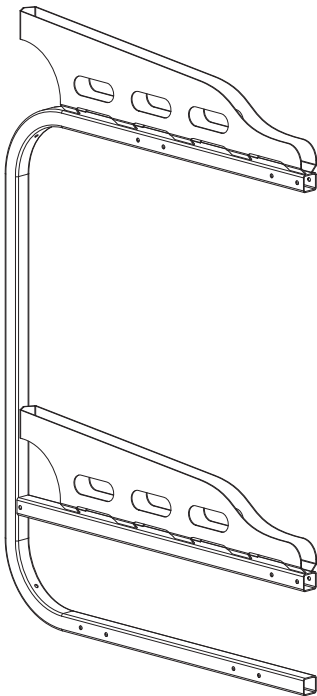
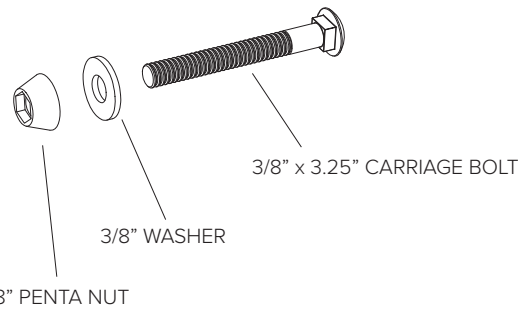
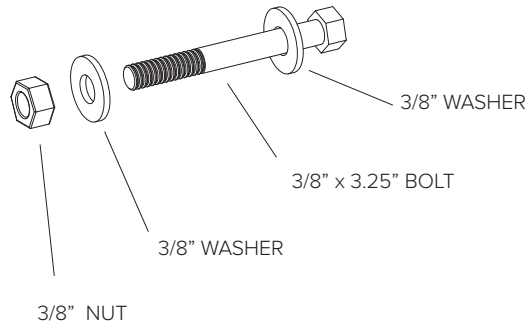
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Dero **Duplex**

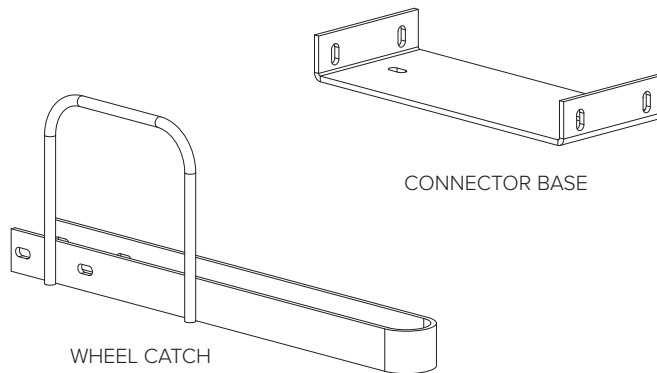
Parts List



DUPLEX LOWER UNIT

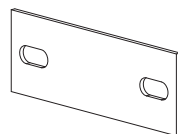


DUPLEX UPPER UNIT

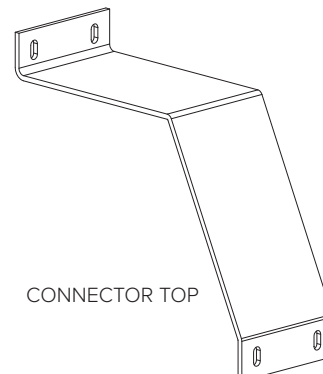


WHEEL CATCH

CONNECTOR BASE



WHEEL CATCH SPACER



CONNECTOR TOP



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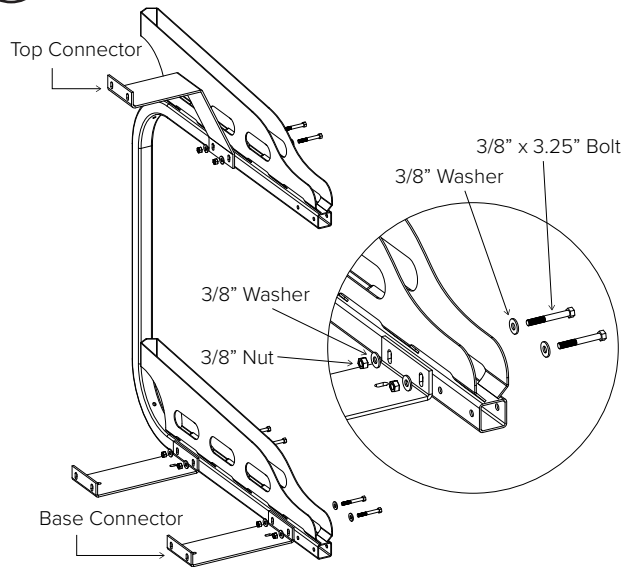
Dero Duplex

Installation



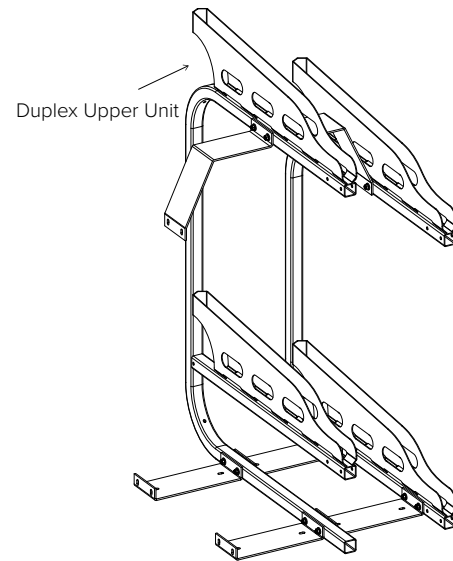
▶ Scan code to view
assembly video

1



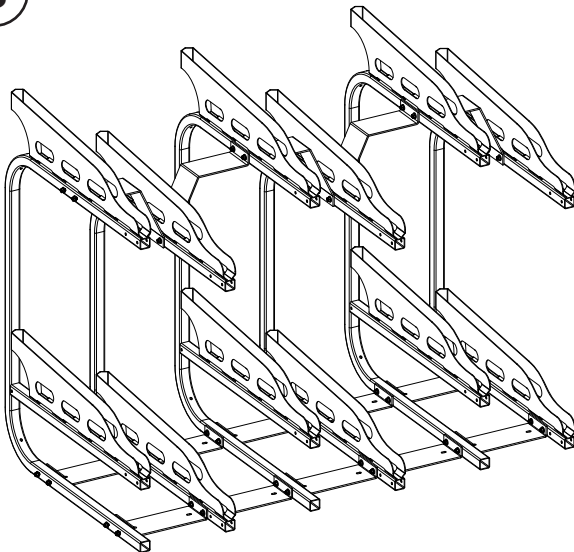
Place the first DUPLEX LOWER UNIT and attach CONNECTORS with hardware.

2



Place the next DUPLEX UPPER UNIT and CONNECTORS and attach with hardware

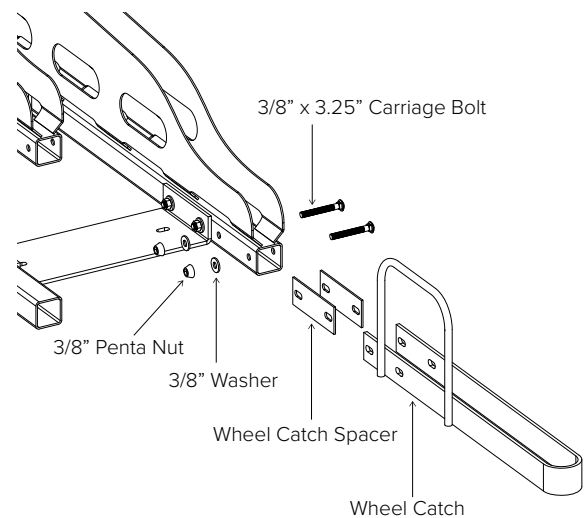
3



Continue repeating steps 1 and 2 as necessary.

4

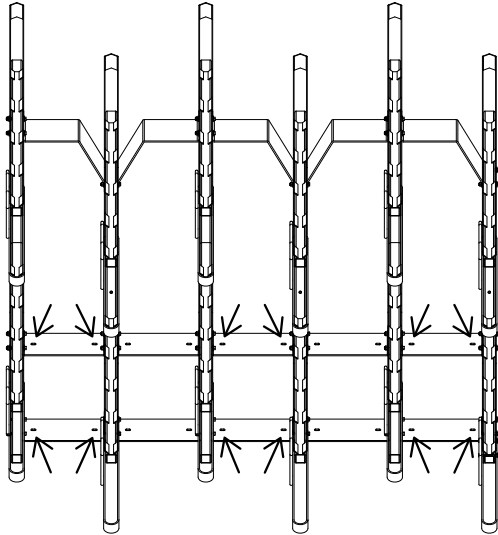
⚠ Be sure to use (2) tamper-proof penta nuts to secure wheel catch.



Place WHEEL CATCH and SPACERS and attach with hardware. Repeat for all trays.

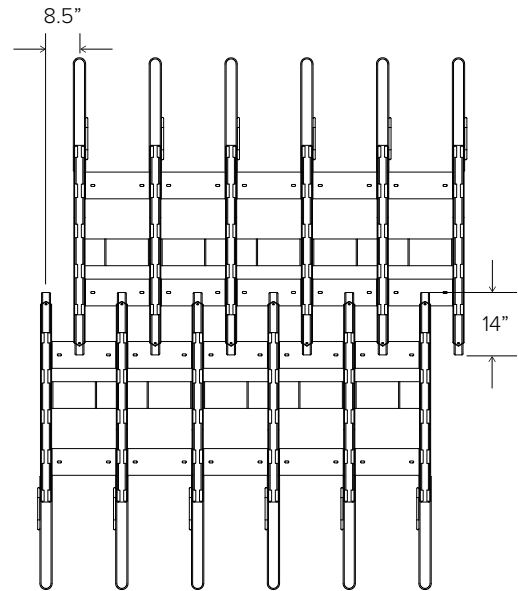


5



Secure the DUPLEX ASSEMBLY with 3/8" WEDGE ANCHORS. Secure at the first and last pair of bases and then every other pair of bases.

6



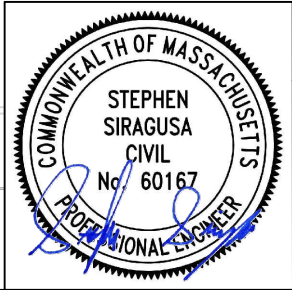
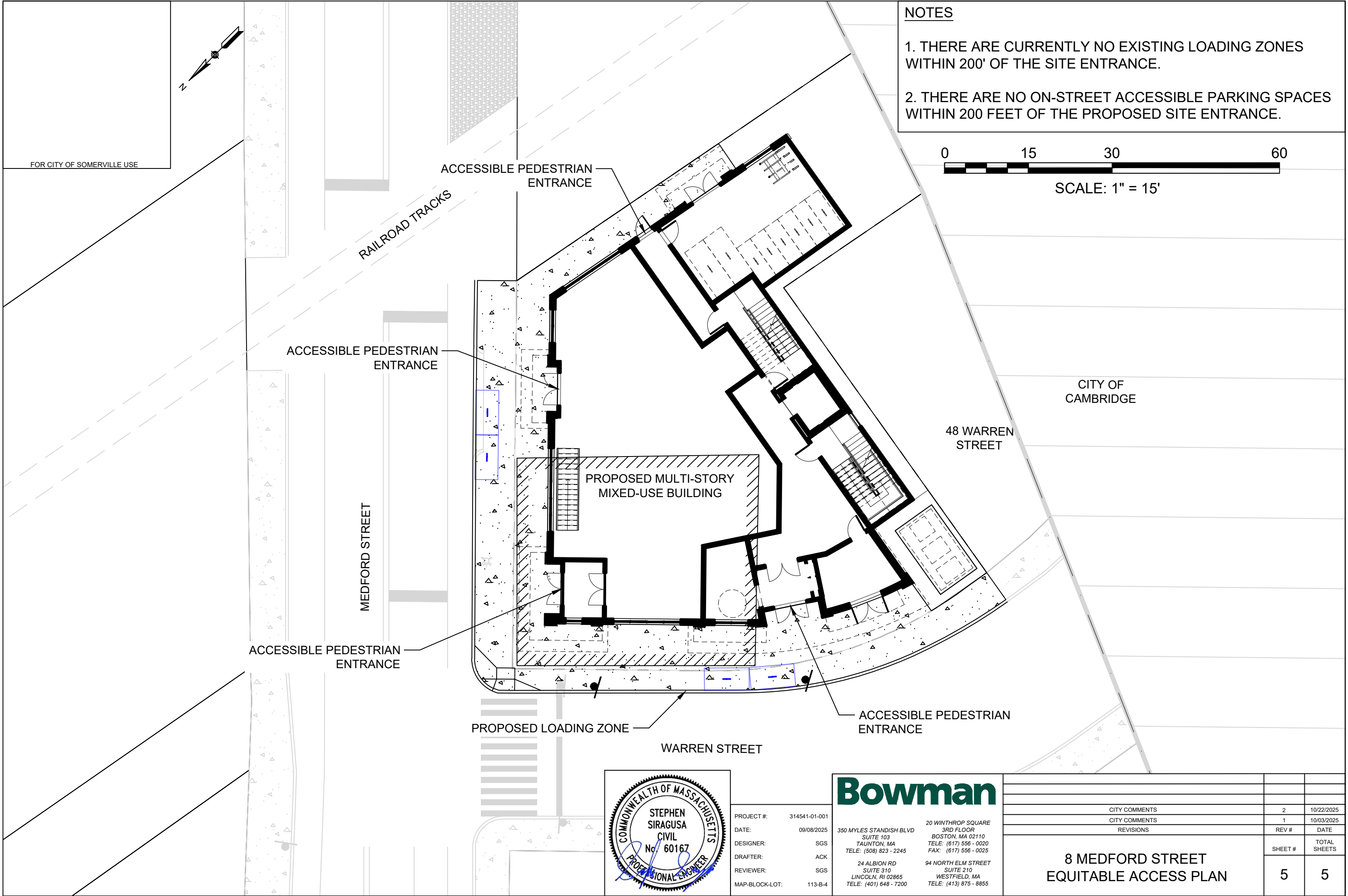
For double sided assemblies, simply place two single sided assemblies back to back with a 14" overlap.

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 city, showing a large bridge with arches, a roundabout with a central tree island, and various streets with cars and buildings.

Bowman

APPENDIX E

EQUITABLE ACCESS PLAN



PROJECT #: 314541-01-001
DATE: 09/08/2025
DESIGNER: SGS
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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	2	10/22/2025
CITY COMMENTS	1	10/03/2025
REVISIONS	REV #	DATE
8 MEDFORD STREET EQUITABLE ACCESS PLAN	SHEET #	TOTAL SHEETS
	5	5