



TRANSPORTATION ACCESS PLAN PROPOSED RESIDENTIAL DEVELOPMENT

6 WHEATLAND 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

February 2026

Revised August 2026

Bowman Project Number: 314541-02-001



A handwritten signature in blue ink that reads "Erin Fredette".

08-13-2026

Erin Fredette, PE

MA PE License Number 51050

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- Appendix G: Vehicle Movement Plans

Project Summary

On behalf of Nelson Group Development, LLC (the Developer), Bowman Consulting Group, Ltd. (Bowman) 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

6 Wheatland Street Residences
6 Wheatland Street
Somerville, MA 02145

Project Information

Five (5) Residential Dwelling Units (approximately 7,725 gross square feet on three floors plus basement)
Five (5) vehicle parking spaces
Five (5) long-term bicycle parking spaces
One (1) short-term bicycle parking space

Project Location

The Project site is located in Somerville along Wheatland Street near Foss Park and the intersection of Broadway and McGrath Highway (Route 28). The existing site is currently bounded by a residential building to the north, a commercial building to the south, residential buildings to the west, and Wheatland Street to the east. The closest intersections to the Project site are:

- Broadway at Wheatland Street (Unsignalized)
- Wheatland Street at Jaques Street (Unsignalized)
- Broadway at Grant 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
6. Vehicle Parking and Loading Plan
7. Vehicle Movement Plans

SITE ACCESS

The Project site is bounded by existing roadways and residential and commercial properties. Access to the Project site for pedestrians, bicyclists, and vehicles would be provided via building entrances and driveways along Wheatland 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, as well as the vehicle parking area and bicycle parking area on 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 and new long-term and short-term bicycle parking. 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 on Sheet 2 attached in the Appendix.

PEDESTRIAN ACCESS PLAN

As part of the Project, the existing sidewalk along the site frontage would be reconstructed. The sidewalk widths along the site frontage are shown. A plan depicting the Project sidewalks, sidewalk width, and building entrance locations is provided on Sheet 3 attached in the Appendix.

BICYCLE PARKING PLAN

A total of six (6) bicycle parking spaces are being proposed, including five (5) long-term bicycle parking spaces and one (1) short-term bicycle parking space. The long-term bicycle parking spaces are proposed to be to the rear of the property and would be sheltered, secured, and accessible via the vehicle parking area. The short-term bicycle parking space is proposed to be along Wheatland Street, with one (1) space provided utilizing a Hoop Rack by Dero and would be fixed inground, not surface mounted. The location and configuration of the on-site bicycle parking are shown on Sheet 4 attached in the Appendix.

EQUITABLE ACCESS PLAN

Within 200 feet of the principal entrance, there are no loading zones or accessible parking spaces. However, approximately 250 feet from the proposed building entrance, in front of Elizabeth Peabody House at 275-277 Broadway, two (2) on-street accessible parking spaces are provided. The location of the accessible entrance is shown, with the location of accessible parking spaces noted, on Sheet 5 attached in the Appendix.

VEHICLE PARKING AND LOADING PLAN

The existing driveway would provide access to five (5) at-grade vehicle parking spaces in the rear portion of the site. Four (4) of the spaces would be covered with the building overhead. The vehicle parking spaces would be 16'x8', which are standard vehicle parking space dimensions per the City of Somerville. The location and configuration of the on-site vehicle parking spaces are shown on Sheet 6 attached in the Appendix.

VEHICLE MOVEMENT PLANS

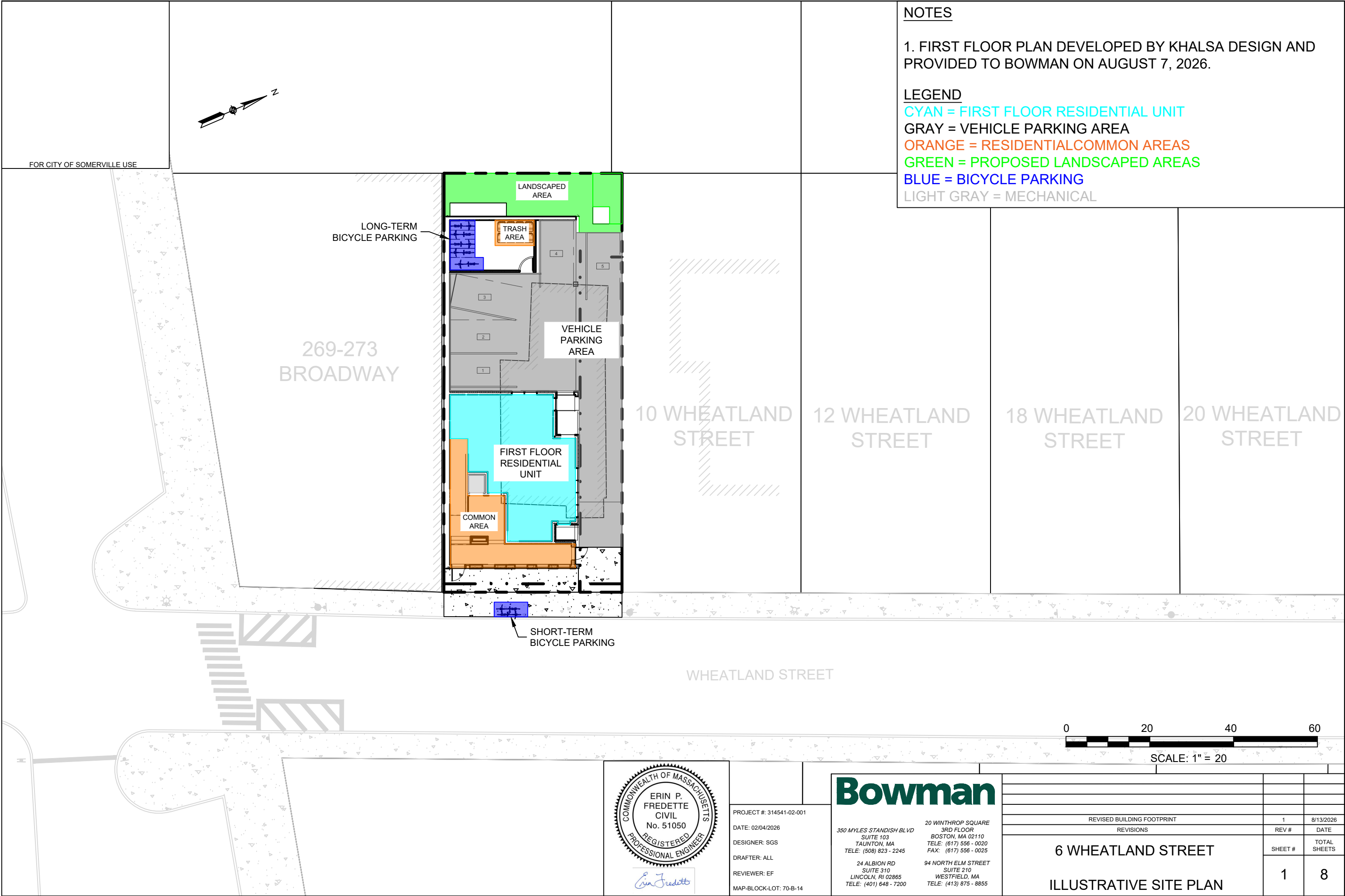
Based on the layout of the on-site motor vehicle parking, turning maneuvers for the largest vehicle to likely access the site (passenger vehicle) are shown for access between Wheatland Street and the most restrictive on-site parking spaces. Vehicle movements between Wheatland Street and Space 1 and Space 5, which were determined to be most restrictive for vehicle maneuvering, are shown on Sheet 7 (entering from Wheatland Street to the parking spaces) and Sheet 8 (exiting from the parking spaces to Wheatland Street) attached in the Appendix.



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APPENDIX A

ILLUSTRATIVE SITE PLAN



NOTES

1. FIRST FLOOR PLAN DEVELOPED BY KHALSA DESIGN AND PROVIDED TO BOWMAN ON AUGUST 7, 2026.

LEGEND

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



PROJECT #: 314541-02-001
DATE: 02/04/2026
DESIGNER: SGS
DRAFTER: ALL
REVIEWER: EF
MAP-BLOCK-LOT: 70-B-14

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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

REVISED BUILDING FOOTPRINT		1	8/13/2026
REVISIONS		REV #	DATE
6 WHEATLAND STREET		SHEET #	TOTAL SHEETS
		1	8
ILLUSTRATIVE SITE PLAN			

The top of the page features a dark green triangular area on the left containing the word "Bowman" in white. To the right, an aerial photograph of a roundabout with a central tree island and surrounding roads is visible, partially overlapping the green area.

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APPENDIX B

TRANSPORTATION ELEMENTS PLAN



FOR CITY OF SOMERVILLE USE

- NOTES
1. ALL EXISTING ELEMENTS ON SITE TO BE REMOVED

2. ALL EXISTING SIGNS ALONG THE ROADWAY ARE TO REMAIN.

3. AS THERE IS CURRENTLY NO MARKED PARKING LANE, IT IS ASSUMED THAT THE PARKING LANE IS 7' ON BOTH SIDES (TO REMAIN) AND THE TRAVEL LANE IS APPROXIMATELY 13' (TO REMAIN)
- LEGEND
- RED = EXISTING ELEMENTS TO BE REMOVED

BLUE = PROPOSED ELEMENTS

GRAY = EXISTING ELEMENTS TO REMAIN

BLACK = PROPOSED SITE ELEMENTS

269-273
BROADWAY

PROPOSED
MULTI-STORY
RESIDENTIAL
BUILDING

10 WHEATLAND
STREET

12 WHEATLAND
STREET

18 WHEATLAND
STREET

20 WHEATLAND
STREET

EXISTING
CURB CUT TO
BE REMOVED

EXISTING
BUILDING TO
BE REMOVED

PROPOSED
SIDEWALK

PROPOSED CURB
CUT

TOW AWAY ZONE - NO
PARKING - STREET CLEANING
PERMIT PARKING ONLY

7.0' PARKING LANE

13.0' TRAVEL LANE

7.0' PARKING LANE

WHEATLAND STREET



SCALE: 1" = 20'



Erin Fredette

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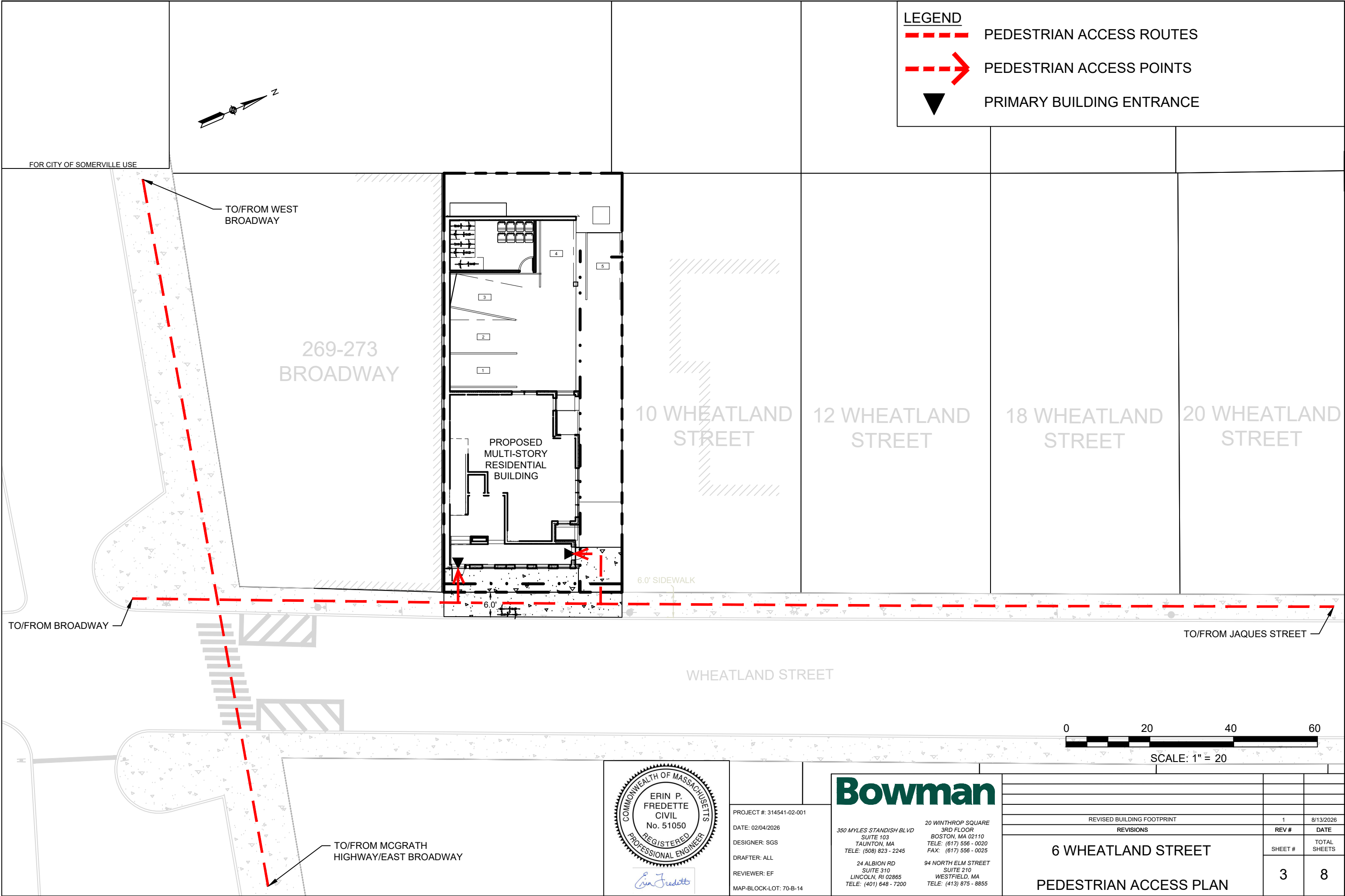
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	2	8
TRANSPORTATION ELEMENTS PLAN		

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APPENDIX C

PEDESTRIAN ACCESS PLAN



LEGEND

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

FOR CITY OF SOMERVILLE USE

TO/FROM WEST BROADWAY

269-273 BROADWAY

PROPOSED MULTI-STORY RESIDENTIAL BUILDING

10 WHEATLAND STREET

12 WHEATLAND STREET

18 WHEATLAND STREET

20 WHEATLAND STREET

6.0' SIDEWALK

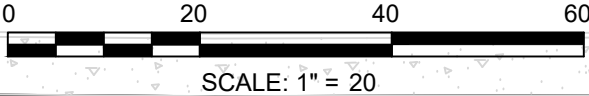
6.0'

TO/FROM BROADWAY

TO/FROM JAKUES STREET

WHEATLAND STREET

TO/FROM MCGRATH HIGHWAY/EAST BROADWAY



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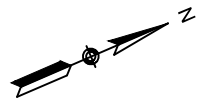
REVISED BUILDING FOOTPRINT		1	8/13/2026
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6 WHEATLAND STREET PEDESTRIAN ACCESS PLAN		SHEET #	TOTAL SHEETS
		3	8



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APPENDIX D

BICYCLE PARKING PLAN



FOR CITY OF SOMERVILLE USE

269-273
BROADWAY

FIVE (5) LONG-TERM
BICYCLE PARKING
SPACES

2'-2"
3'-0"

6'-0"
8'-0"

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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

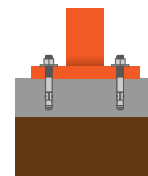


Powder Coat

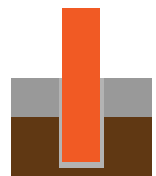
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CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 7011	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3005	Bronze	Silver RAL 9007

MOUNT OPTIONS

Surface

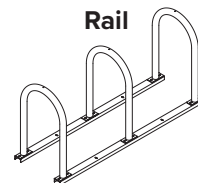


In-Ground



Tamper-resistant fasteners available upon request

Rail



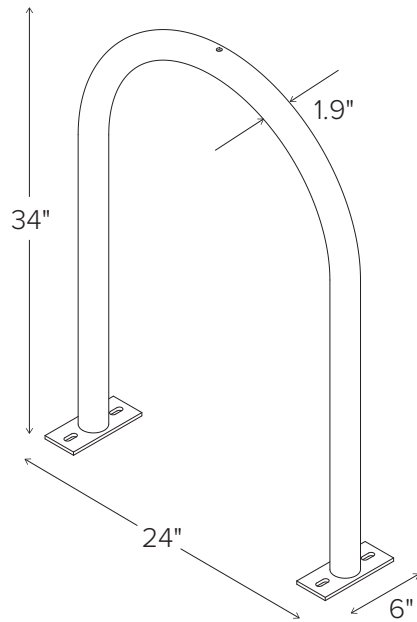
**OPTIONAL
LEAN BAR**



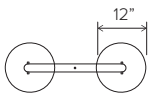
DERO
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Hoop Rack

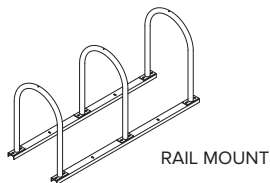
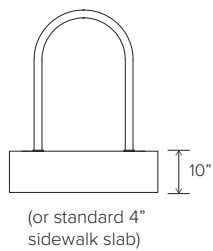
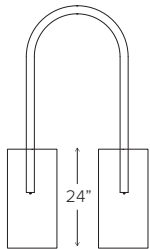
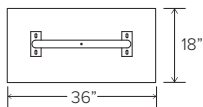
Submittal Sheet



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

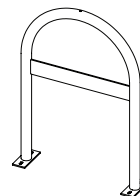


☐ 60B

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 grayscale aerial photograph of a city, showing a large roundabout with a central tree island, several cars, and surrounding buildings and streets.

Bowman

APPENDIX E

EQUITABLE ACCESS PLAN

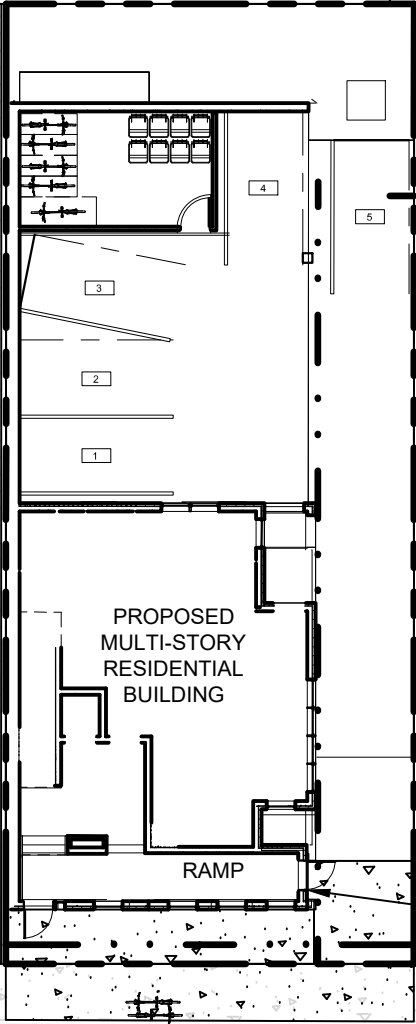


FOR CITY OF SOMERVILLE USE

NOTES

- 1. THERE ARE NO ON-STREET ACCESSIBLE PARKING SPACES OR LOADING ZONES WITHIN 200 FEET OF THE PROPOSED SITE ENTRANCE.
- 2. TWO (2) ACCESSIBLE PARKING SPACES ARE IN FRONT OF ELIZABETH PEABODY HOUSE AT 275-277 BROADWAY, APPROXIMATELY 250 FEET FROM THE BUILDING ENTRANCE.

269-273
BROADWAY



PROPOSED
MULTI-STORY
RESIDENTIAL
BUILDING

RAMP

ACCESSIBLE
PEDESTRIAN
ENTRANCE

10 WHEATLAND
STREET

12 WHEATLAND
STREET

18 WHEATLAND
STREET

20 WHEATLAND
STREET

WHEATLAND STREET

7.0' PARKING LANE

13.0' TRAVEL LANE

7.0' PARKING LANE



SCALE: 1" = 20



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6 WHEATLAND STREET EQUITABLE ACCESS PLAN	SHEET #	TOTAL SHEETS
	5	8



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APPENDIX F

MOTOR VEHICLE PARKING PLAN



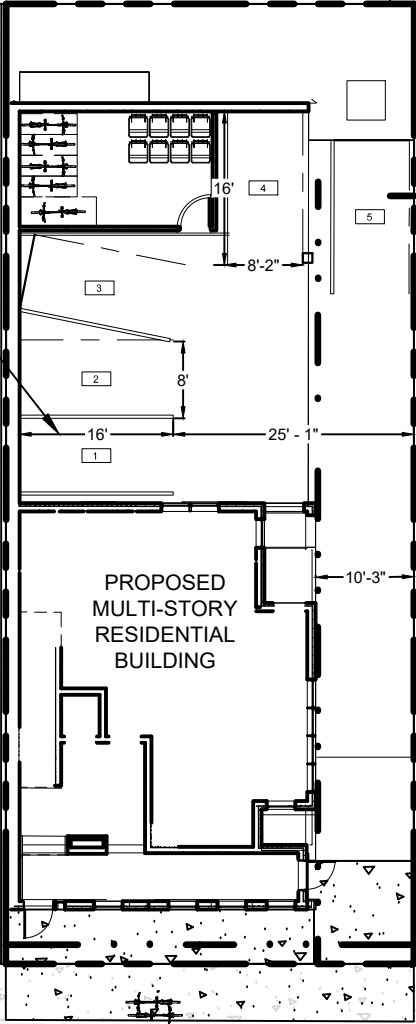
FOR CITY OF SOMERVILLE USE

LEGEND
RESIDENTIAL VEHICLE PARKING SPACES: 5

**NOTE: ALL VEHICLE PARKING SPACES ARE AT-GRADE AND
ACCESSED VIA THE DRIVEWAY ALONG WHEATLAND STREET.
SPACES 1 THROUGH 4 ARE COVERED WITH THE BUILDING
ABOVE, WHILE SPACE 5 IS UNCOVERED.**

FIVE (5) STANDARD
VEHICLE PARKING
SPACES

269-273
BROADWAY



10 WHEATLAND
STREET

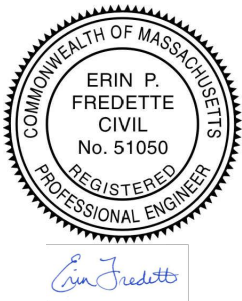
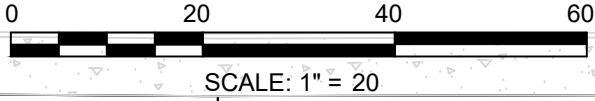
12 WHEATLAND
STREET

18 WHEATLAND
STREET

20 WHEATLAND
STREET

PROPOSED
MULTI-STORY
RESIDENTIAL
BUILDING

WHEATLAND STREET



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	6	8

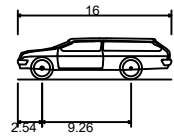
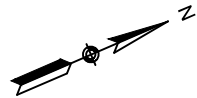
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Bowman

APPENDIX G

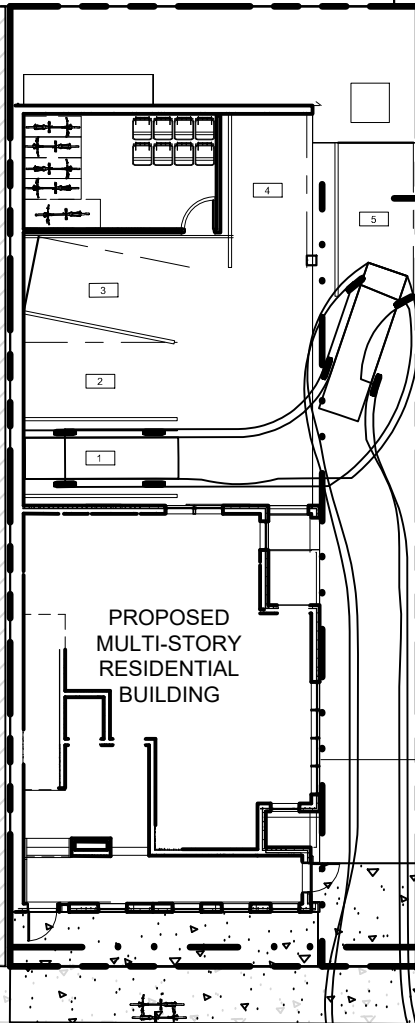
MOTOR VEHICLE MOVEMENT PLANS

FOR CITY OF SOMERVILLE USE



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

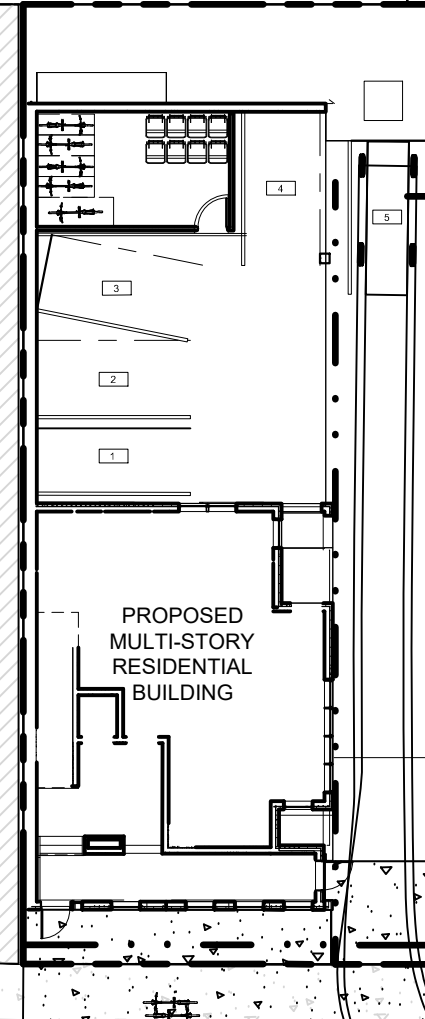
269-273
BROADWAY



10 WHEATLAND
STREET

12

269-273
BROADWAY



10 WHEATLAND
STREET

12

WHEATLAND STREET

WHEATLAND STREET



SCALE: 1" = 20'



Erin Fredette

Bowman

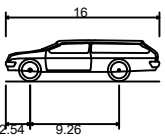
350 MYLES STANDISH BLVD
SUITE 103
TAUNTON, MA
TELE: (508) 823 - 2245
24 ALBION RD
SUITE 310
LINCOLN, RI 02865
TELE: (401) 648 - 7200

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

PROJECT #: 314541-02-001
DATE: 02/04/2026
DESIGNER: SGS
DRAFTER: ALL
REVIEWER: EF
MAP-BLOCK-LOT: 70-B-14

REVISED BUILDING FOOTPRINT	1	8/13/2026
REVISIONS	REV #	DATE
6 WHEATLAND STREET VEHICLE MOVEMENT PLAN - VEHICLE ENTERING	SHEET #	TOTAL SHEETS
	7	8

FOR CITY OF SOMERVILLE USE

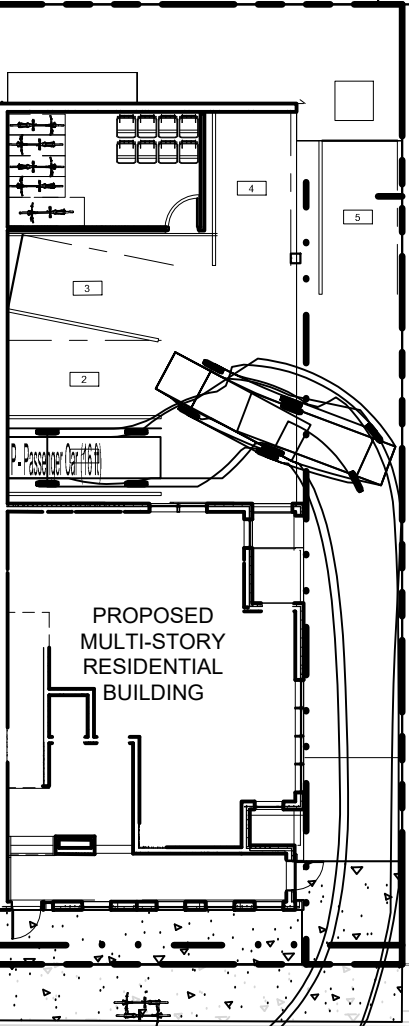


P - Passenger Car (16 ft)	16.000ft
Overall Length	4.300ft
Overall Width	4.300ft
Overall Body Height	0.984ft
Min Body Ground Clearance	6.000ft
Track Width	4.00s
Lock-to-lock time	36.60°
Max Steering Angle (Virtual)	

269-273
BROADWAY

10 WHEATLAND
STREET

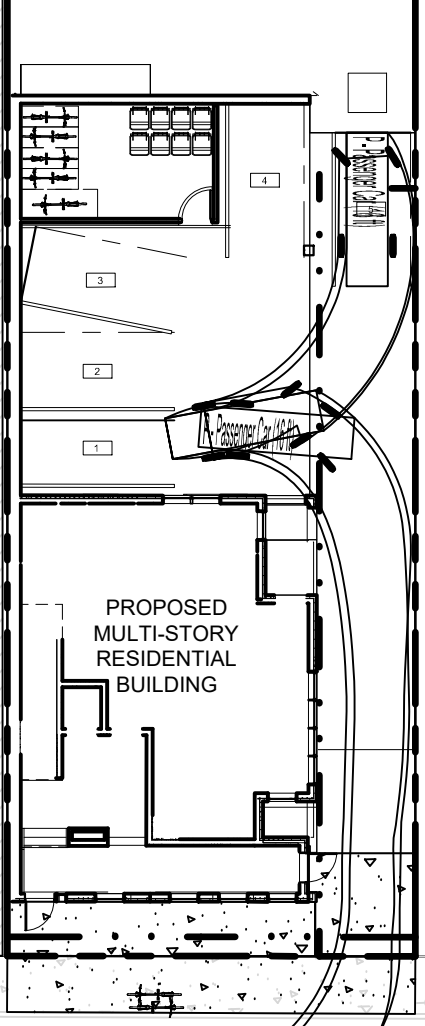
12



269-273
BROADWAY

10 WHEATLAND
STREET

12



WHEATLAND STREET

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DESIGNER: SGS
DRAFTER: ALL
REVIEWER: EF
MAP-BLOCK-LOT: 70-B-14

REVISED BUILDING FOOTPRINT	1	8/13/2026
REVISIONS	REV #	DATE
6 WHEATLAND STREET VEHICLE MOVEMENT PLAN - VEHICLE EXITING	SHEET #	TOTAL SHEETS
	8	8