



CITY OF CAMBRIDGE

TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board

From: Brooke McKenna, Acting Chief

Date: April 19, 2023

Subject: 75 First Street Project (PB#231A Amendment 7)

The Cambridge Traffic, Parking, and Transportation Department (TP+T) has been working with Urban Spaces LLC. on a proposed 90-unit residential project with approximately 3,600 sf ground floor commercial space, 94 long-term bicycle parking spaces, and 9 short-term bicycle parking spaces (PUD 231A Amendment 7, Parcel E). The Project will create no new parking space and instead offer to rent residents off-site parking at the recently constructed 142-space underground parking garage at 107 First Street, located below Parcels B and C, with vehicle access from Charles Street. This parking garage serves other buildings in the Project's Planned Unit Development (PUD), and the Applicant has determined it will also have enough parking space capacity to meet the needs for this Project.

TP+T provided the Planning Board with our initial comments on this Project in a memo dated January 23, 2023. Urban Spaces LLC completed a Transportation Impact Study (TIS) for the Project which was certified by TP+T on October 26, 2022, and indicated that the Project will generate the following trips and Planning Board Special Permit Transportation Exceedances:

- 170 daily vehicle trips (14 AM and 31 PM peak hour vehicle trips).
- 174 daily transit trips (15 AM and 21 PM peak hour transit trips).
- 112 daily pedestrian trips (12 AM and 13 PM peak hour pedestrian trips).
- 24 daily bicycle trips (2 AM and 2 PM peak hour bicycle trips).
- The Safe Pedestrian and Bicycle Facilities criteria was exceeded for Spring Street because Spring Street does not have a bicycle facility.
- The Safe Pedestrian and Bicycle Facilities criteria was exceeded for Hurley Street because Hurley Street does not have a bicycle facility.

Transportation Demand Management

After the first Planning Board Special Permit hearing for this Project, which was held on January 31, 2023, TP+T has been working with the Applicant on a transportation demand management program to off-set the Project's trips and Special Permit Transportation Exceedances. The transportation demand management program is consistent with other Projects that have been issued a Planning Board Special Permit,

which include ways for the Project to encourage and support non-automobile modes of transportation for the Project's residents, employees, and visitors.

TP+T thanks the Applicant for working with us and has committed to the following transportation demand management measures:

1. Join the Charles River Transportation Management Association (CRTMA) and extend the benefits of CRTMA membership to all site users.
2. Provide fare-free access to EZRide shuttle service or another shuttle service with equivalent service area, operating hours, and headways to residents, property management staff, and on-site retail employees.
3. To share and promote sustainable transportation information with site users, provide information on nearby transportation options in a central and visible location where all site users can access it. If the information is provided in print, include nearby bicycle facilities, pedestrian facilities, and public transit and shuttle schedules. An accurate real-time transportation information screen may be provided instead of print maps and schedules. If provided, the real-time transportation information screen must show nearby public transit, shuttle, and bikeshare availability.
4. Provide information to residents and employees about MBTA Park and Pedal facilities, including how to register a CharlieCard for bike parking access.
5. Provide information about transportation options available to residents in a welcome packet at move-in and to employees at orientations. The packets will contain information on both the range of options available and any building manager programs to support the use of these options. Transportation Information can be purchased from the Community Development Department.
6. Charge for vehicle parking at market rates, with parking fees charged as a separate cost from rent.
7. Offer a 100 % subsidy for the cost of a bus/subway LinkPass for two consecutive months to each to each adult member of a residential household upon move-in to help residents create a habit of taking transit.
8. Full-time retail tenant employees must be offered a 50% subsidized MBTA T pass. If the retail tenant does not provide such a subsidy, the property owner must offer it to all full-time retail tenant employees.
9. Provide and maintain a bicycle repair station that includes an air pump and bicycle repair tools in the long-term bicycle parking area.
10. Offer a one-year Gold Level Bluebikes membership to each adult member of each household upon move-in. The one-year membership ends after one year but begins anew upon unit turnover.
11. Provide for e-bike charging outlets in the 75 First Street bicycle storage room.
12. The Project must not charge fees to residents or employees for bicycle parking.
13. Designate a Transportation Coordinator to implement the TDM plan.
 - a. The TC will oversee the marketing and promotion of transportation options and respond to individual requests for information in person and via phone and email.

- b. The TC will compile and distribute up-to-date information explaining all transportation options to all new residents and employees (as part of their New Resident and Employee Packets).
- c. The TC will be on-site for a minimum of 2 hours per week at each site and will be available to residents via email and telephone. Email and phone information for the TC will be posted in a central and visible location where all site users can access it.
- d. The TC will be the liaison between the site residents, site tenant employees, and transportation organizations including, but not limited to, the CRTMA, MBTA, and the City of Cambridge.
- e. The TC will participate in any TC trainings offered by the City of Cambridge or local Transportation Management Association (TMA) and will oversee any City of Cambridge monitoring and reporting requirements.
- f. The TC should actively manage and monitor the resident's auto ownership and parking location and use all reasonable measures to 1.) Encourage residents not to own automobiles, 2.) Provide an appropriate and flexible market-rate parking fee program that best accommodates all residential vehicles (including guest vehicles).
- g. The TC will implement an annual transportation monitoring program. The TC will undertake annual surveys of tenant auto use, in a manner acceptable to TPT and CDD, to determine automobile and bicycle ownership, use and parking behavior. The TC will also survey residents to determine the number of cars owned or leased by residents and where the residents customarily store such vehicles overnight.
If the certificate of occupancy for the project is issued between September 1 and February 29, the monitoring shall take place during the months of September or October and be reported to the PTDM Planning Officer no later than November 30. If the certificate of occupancy for the project is issued between March 1 and August 31, monitoring shall take place during the months of April or May and be reported to the PTDM Planning Officer no later than June 30.