




CITY OF CAMBRIDGE

TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board
From: Joseph E. Barr, Director 
Date: September 28, 2021
Subject: 600 Massachusetts Avenue Project (PB#369)

Following the most recent Planning Board hearing on the Special Permit Application for a mixed-use development Project located at 600 Massachusetts Avenue in Central Square (PB#369), the Cambridge Traffic, Parking, and Transportation Department (TP+T) has continued to work with Applicant to resolve any outstanding issues. Based on these discussions, we have agreed with the Applicant on a \$75,000 mitigation commitment to be provided towards capital repairs at the City's Green Street garage, which is located directly across the street from the Project and is a likely location for residents and visitors to park in the future. We are still in discussions with the Applicant about the exact mechanism for that contribution to be made, since they have concerns regarding their financing and cash flow, but we expect to be able to reach a conclusion on that issue in the near future.

Based on these discussions, we would recommend that the Special Permit Decision include a mitigation commitment that the Applicant contribute \$75,000 towards capital repairs at the Green Street garage. To provide additional time for discussions about the process for paying that contribution, the decision should also provide that the mechanism and specific timing for that payment shall be discussed with and approved by staff from TP+T and the Community Development Department prior to the issuance of a Building Permit. In addition, we recommend that the decision also include the mitigation commitments noted in our original memo, including the requirements for residential Transportation Demand Management.

TP+T continues to support this Project, including the proposal to provide no on-site parking. Given the sustainable transportation options available to residents in Central Square, we continue to believe that this is a very reasonable location for a project without accessory parking. This is particularly true given that this is a rental building, since residents are likely to have chosen to live in this building if they don't wish to own a car, and can more easily move to another location if they find the lack of accessory parking to be inconvenient or unworkable.

Lastly, we want to thank the Applicant for their ongoing willingness to work with TP+T staff to finalize the mitigation commitments for this project.