



**CITY OF CAMBRIDGE**  
**Traffic, Parking and Transportation**  
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## MEMORANDUM

**To:** Cambridge Planning Board  
**From:** Joseph E. Barr, Director   
**Date:** July 25, 2017  
**Re:** Parcel D Minor Amendment at 85 First Street (PB# 231A)

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The Traffic, Parking, and Transportation Department (TP&T) supports the Minor Amendment to Planning Board Special Permit #231A to enlarge the building at 85 First Street (Parcel D) from 7,750 to 9,800 square feet of gross floor area (GFA), and reduce the Parcel D parking lot from 24 to 11 surface parking spaces.

This project change (i.e., increase in building size and reduction in surface parking spaces) was considered during the First Street PUD and Project Review Special Permit process in 2015 (#PB 231A Amendment 3). TP&T supported the change then and continue to support the change today because we believe surface parking lots negatively impact the pedestrian realm and vibrancy in an urban environment, and that additional retail square footage will better serve the community than additional parking.

TP&T believes the reduction of 13 parking spaces will not have a substantial negative parking impact on the neighborhood because there are existing on-street parking spaces and commercial off-street parking facilities in the area, such as the City's First Street municipal parking garage. The project is also a five minute walk to the Lechmere MBTA station and near Hubway bicycle sharing stations located at Lechmere station and the Cambridge Mall.