




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

**To:** Cambridge Board of Zoning Appeals (BZA)  
**From:** Joseph E. Barr, Director   
**Date:** February 21, 2017  
**Re:** 671-675 Concord Avenue Project

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The Cambridge Traffic, Parking, and Transportation Department (TP&T) has been working with Homeowner's Rehab, Inc. (HRI) on their 40B Comprehensive Permit Application for a project at 671-675 Concord Avenue. The proposed project is 100% affordable housing, containing 98 housing units, 67 automobile parking spaces, 102 long-term bicycle parking spaces, and 10 short-term bicycle parking spaces. TP&T offers the Board of Zoning Appeal (BZA) the following comments:

1. TP&T supports the project's parking plan for 67 spaces (0.68 spaces per dwelling unit) because of the following reasons:
  - a. The Applicant has significant experience with affordable housing projects and based on their data, 52 percent of their tenants do not have a vehicle.
  - b. Studies have shown that parking demand for affordable housing is less than 1 space per unit.
  - c. The project is located on Bus Routes #74 and #78 which travels on Concord Avenue and connects to Harvard Square and Belmont Center.
  - d. The project is a 15-20 minute walk to Alewife MBTA Station, and the project will also offer resident's access to the Alewife TMA shuttle bus which travels between the project area and Alewife Station.
  - e. The project will provide 104 secure, weather protected bicycle parking spaces for residents and 10 short-term bicycle parking spaces for residents and their visitors/guests.
  - f. Grocery stores (i.e., Trader Joe's and Whole Foods) are a 10-15 minute walk and the HRI Resident Services program will also provide direct transit options to local grocery stores for residents, as they do for other developments.
  - g. TP&T expects additional transportation options—such as Hubway bike share stations—will become available in the future in the project area. Also, in the long-term, a potential pedestrian and bicycle bridge over the railroad tracks could reduce travel time for walking and bicycling between the project location and Alewife MBTA Station.
2. TP&T has been working with the Applicant, the Community Development Department (CDD), and the Department of Public Works (DPW) on the project site plan, which will be a much more attractive and vibrant site than the previously outdated commercial buildings and multiple curb cuts. TP&T will continue to work with the Applicant on the final details for the driveway, sidewalk, and separated bike

lane during the Building Permit process, and ensure that the project is constructed safely and to city standards.

Overall, TP&T is very supportive of this project, which will add a significant amount of needed affordable housing, while generating manageable transportation impacts.