



CITY OF CAMBRIDGE
Traffic, Parking and Transportation
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MEMORANDUM

To: Cambridge Planning Board
From: Susan E. Clippinger, Director
Date: October 30, 2012
Re: 165 Cambridgepark Drive

The Cambridge Traffic, Parking and Transportation Department has been working with Hines Interests Limited Partnership on the proposed 244 unit residential Project located at 165 Cambridgepark Drive. We have the following comments:

- The current revised project proposes a slight reduction in parking from 0.95 to 0.87 spaces per unit. The reduction allows the Project to maintain the court yard green space and eliminates parking spaces from outside the building, which the Planning Board raised as a concern. The proponent surveyed the nearby multifamily building at 30 Cambridgepark Drive and found the peak weekday parking occupancy at 3:45 a.m. was 0.72 spaces per unit, therefore the proposed 0.87 parking spaces per unit will be sufficient to meet the projects needs.
- To help reduce auto ownership and parking demand, we recommend three (3) parking spaces be made available for car sharing vehicles. Car sharing vehicles will be an amenity to residents by providing an alternative to owning a car or a second car. The car sharing vehicles should be located in the three parking spaces outside the building and accessible to the public.
- We worked with the Proponent on evaluating vehicle access, including the number of curb cuts needed and we support the current proposed plan (October 30, 2012). A key improvement was elimination of 12 parking spaces along the Fire Lane/Access Road which will reduce the vehicle/pedestrian conflicts at the curb cut.
- We worked with the Proponent and Fire Department and support the proposed 18-foot wide Fire Lane/Access Road including, 10-foot wide paved roadway with 4-foot grass pave material on each side. We believe the design accomplished two key goals, 1.) Modified the Fire Lane design to look less like a road and fit into the landscape better, and 2.) Meet the Fire Department requirements.
- We support the straighter connection between the Project's indoor bicycle parking spaces and the City's public access path which connects with the Fitchburg cut-off path.
- We recommend the final selection of bicycle racks and stackers be approved by the City prior to the issuance of their first Building Permit. Lastly, we continue to recommend that the project implement transportation demand management measures and contribute to the pedestrian-bicycle bridge design as discussed in our September 11, 2012 Planning Board comment letter.

Cc: Brian Murphy, Susan Glazer, Susanne Rasmussen, Stuart Dash, Roger Boothe, Liza Paden, CDD; Adam Shulman, TPT; James Rafferty, Adams & Rafferty, , Giles Ham, VAI; David Perry, Hines.