



# MXD INFILL DEVELOPMENT CONCEPT PLAN

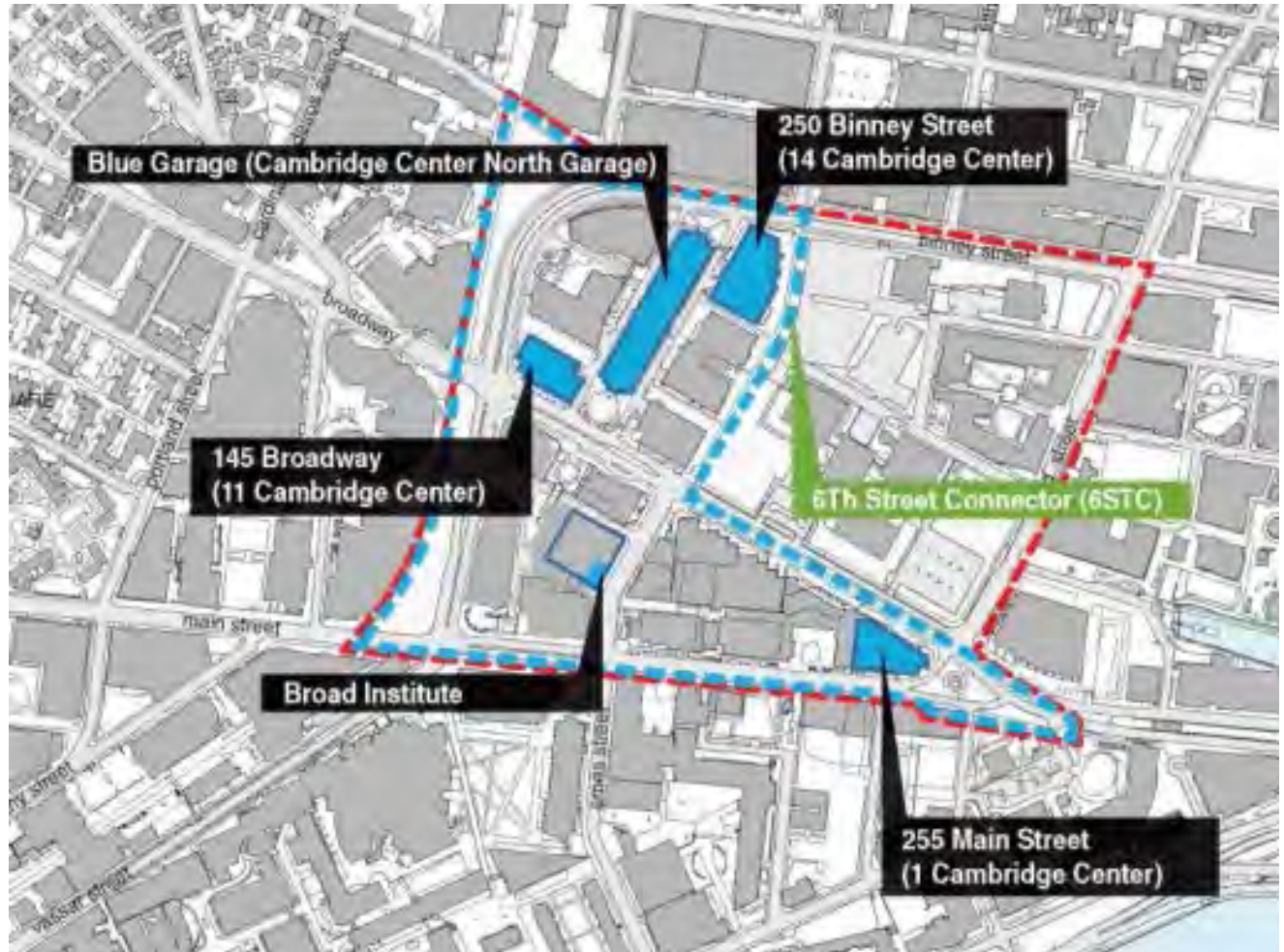
CAMBRIDGE, MASSACHUSETTS  
ISSUED AUGUST 09, 2016

SASAKI

Content pulled from  
application materials here  
(PB 315):  
<http://www.cambridgema.gov/CDD/zoninganddevelopment/specialpermits/specialpermits>

# MXD Infill Development Concept Plan

Proposed building sites (blue)



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- Up to 425 units of housing
- 627,134 GFA of new commercial space
- 105,200 GFA of new innovation space converted from existing office uses
- ~19,366 GFA new ground floor retail/active use space
- Up to 735 new bicycle parking spaces
- Up to 809 new vehicle parking spaces

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**TABLE 10.D.1 PROJECT-GENERATED TRANSIT TRIPS**

Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Phase 1	346	91	437	133	336	469
<u>Phase 2</u>	<u>9</u>	<u>36</u>	<u>45</u>	<u>36</u>	<u>19</u>	<u>55</u>
Total	355	127	482	169	355	524

# MXD Infill Development Concept Plan

**TABLE 10.D.3 AM PEAK HOUR PROJECT-GENERATED TRIPS BY LINE**

Route and Direction	Trips OUT (Boardings)	Trips IN (Alightings)	Trips Total
<b>Red Line</b>			
Inbound	73	102	175
Outbound	11	160	171
<b>Bus Routes</b>			
64 Inbound	0	0	0
64 Outbound	8	0	8
68 Inbound	0	0	0
68 Outbound	6	0	6
85 Inbound	1	12	13
85 Outbound	3	0	3
CT2 Inbound	2	5	7
CT2 Outbound	1	19	20
<b>EZRide Shuttle</b>			
Inbound	11	33	44
Outbound	12	24	36
<b>Total</b>	<b>127</b>	<b>355</b>	<b>482</b>

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**TABLE 10.D.4 PM PEAK HOUR PROJECT-GENERATED TRIPS BY LINE**

Route and Direction	Trips OUT (Boardings)	Trips IN (Alightings)	Trips Total
<b>Red Line</b>			
Inbound	104	91	195
Outbound	155	24	179
<b>Bus Routes</b>			
64 Inbound	1	0	1
64 Outbound	29	0	29
68 Inbound	0	0	0
68 Outbound	9	0	9
85 Inbound	0	2	2
85 Outbound	17	0	17
CT2 Inbound	7	1	8
CT2 Outbound	5	13	18
<b>EZRide Shuttle</b>			
Inbound	18	24	42
Outbound	10	14	24
<b>Total</b>	<b>355</b>	<b>169</b>	<b>524</b>

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**TABLE 10.c.1 EXISTING TRANSIT SERVICE UTILIZATION (PER MBTA CAPACITY & MIT FIELD RIDERSHIP)**

Route and Direction	(a) Capacity Policy	(b) AM Peak Hour Ridership	(b) PM Peak Hour Ridership	(c) AM Peak Hour V/C	(c) PM Peak Hour V/C
<b>Red Line</b>					
Inbound Entering Kendall	11,046	13,832	5,096	1.25	0.46
Inbound Exiting Kendall	11,046	11,752	7,072	1.06	0.64
Outbound Entering Kendall	11,046	6,968	11,128	0.63	1.01
Outbound Exiting Kendall	11,046	3,640	12,272	0.33	1.11

**TABLE 10.e.1 BUILD CONDITION TRANSIT SERVICE UTILIZATION  
(PER MBTA CAPACITY & MIT FIELD RIDERSHIP)**

<b>Red Line</b>					
Inbound Entering Kendall	11,046	13,934	5,187	1.26	0.47
Inbound Exiting Kendall	11,046	11,825	7,176	1.07	0.65
Outbound Entering Kendall	11,046	7,128	11,152	0.65	1.01
Outbound Exiting Kendall	11,046	3,651	12,427	0.33	1.13