



**CITY OF
CAMBRIDGE**

Department of
Transportation

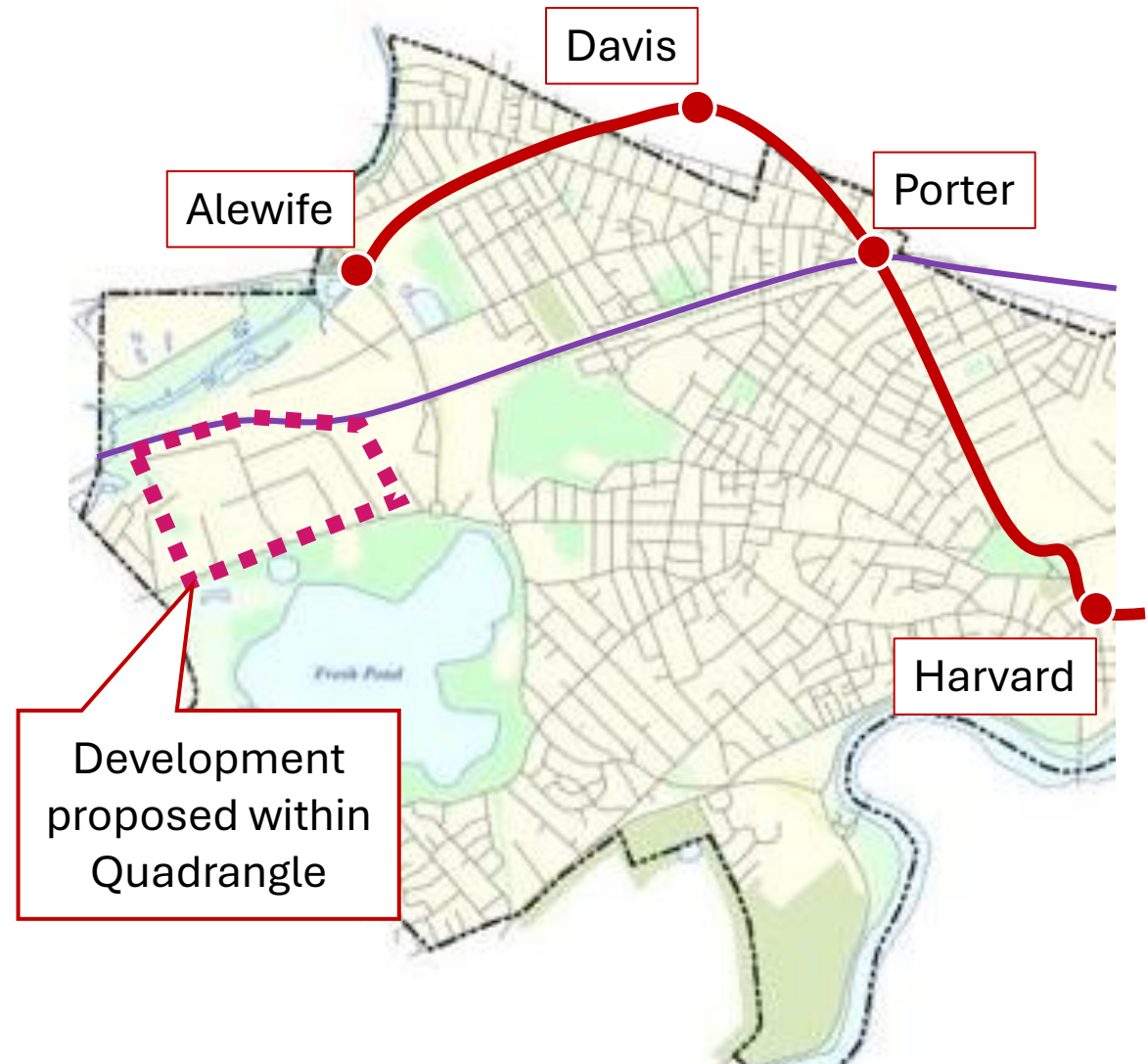
Welcome to the April 2026 Transit Advisory Committee Meeting

April 8, 2026 | 6 p.m. - 7:30 p.m.

02. Discussion: Healthpeak PUD Planning Board Submissions

Transit Advisory Committee has expressed interest in monitoring the HealthPeak development

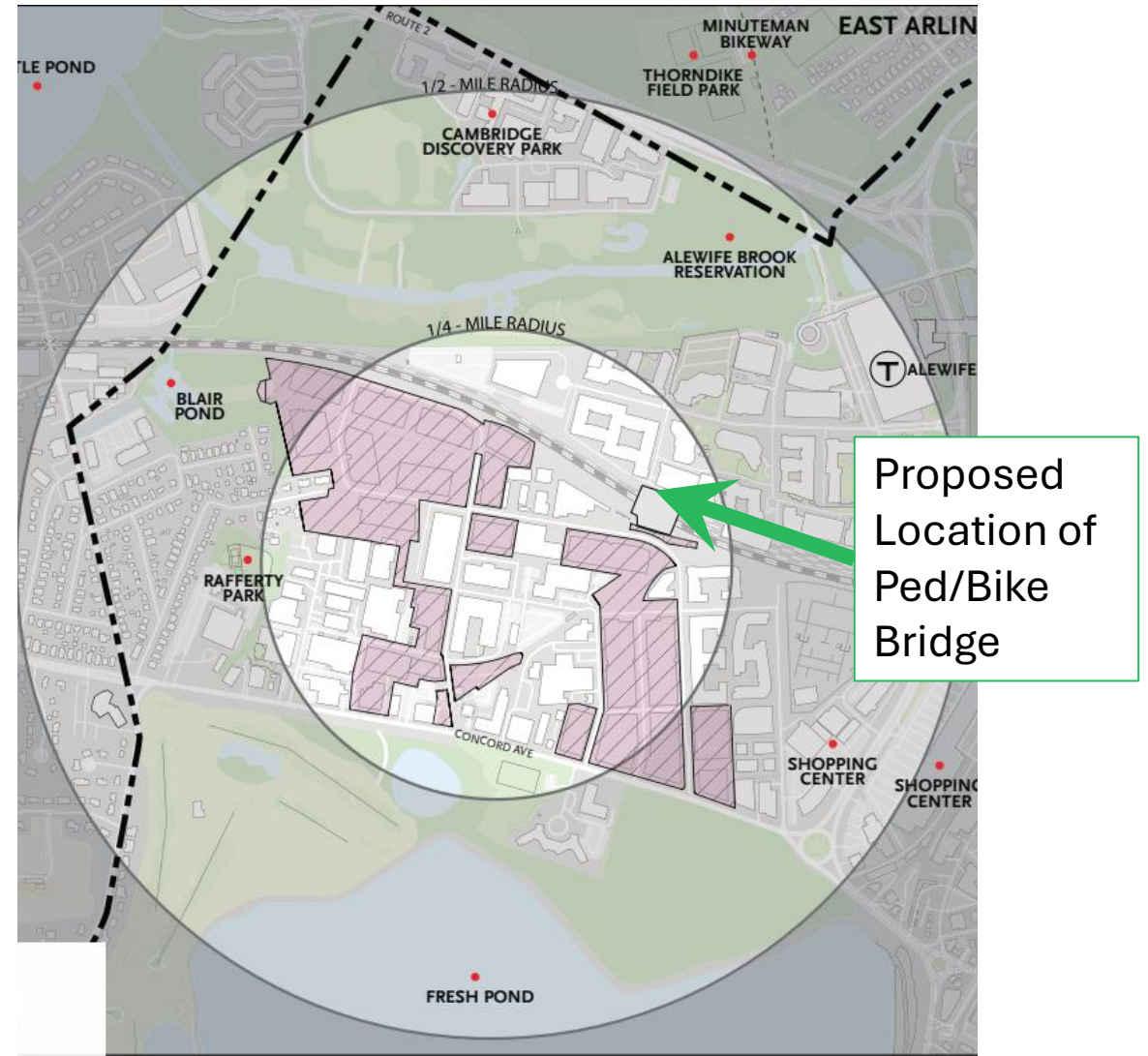
- HealthPeak is a developer that is proposing a large “planned unit” development in the Alewife Quadrangle (identified with dotted line)
- Seeking a Special Permit from the Planning Board
 - [Case PB-410](#)
- Required to complete a Transportation Impact Study and submit a Parking and Transportation Demand Management Plan



Much of Alewife Quadrangle will be part of this mixed-use development

• Development types

- Office/Lab and Office total 8 buildings
 - Office/Lab - 1.26 million ft²
 - Office – 1.31 million ft² (92% new)
 - Residential - ~2,300 units in 8 buildings
 - Residential – 1.985 million ft²
 - Retail/Neighborhood – included in other buildings as mixed-use development
 - 160,000 ft²
 - Parking – included in some buildings and in stand-alone parking garages
 - New streets for internal circulation
 - Vehicle parking -up to 4,578 spaces total
- Phased development that lasts 20 to 30 years includes building ped/bike bridge (see callout)



Transportation Impact Study

Certified in January 2026

- Estimates number of trips and percentage bike, walk, transit (MBTA or private), single-occupant vehicle, carpool, etc.
- Studies how nearby intersections will operate (queues, ability to service vehicles)
- Planning Board has identified five criteria with which to identify an adverse (negative) impact on city traffic. (See right)

TIS identified **more than 100 instances** where the following criteria are exceeded and may have negative impact on city traffic:

1. Trips generated by development proposal
2. Vehicle level of service at intersections
3. Traffic on residential streets
4. Vehicle queues at intersections
5. Pedestrian level of service at intersections

Topics of interest and potential actions

Advisory Committee Interests

- Improvements at stops and more service on regional bus routes (MBTA 74 and 78) and Alewife TMA
- Mitigation of bus delay and unreliability at local intersections
- Managing parking supply (oversupply => + drive alone rates)
- Ped/bike connection from Quadrangle to Red Line station
- Advancing commuter rail station design


Transit Committee can take a few actions now:


- Write Planning Board with early thoughts and reflections
- Include an invitation to project proponent to attend joint meeting on May 20 for review with Bike, Ped, and Transit Advisory Committee
- Write Planning Board with reflections after joint meeting or reviewing an updated proposal

03. Presentation: Bus Network Redesign Progress Report

Much of the Bus Network Redesign Vision map has been implemented in Cambridge

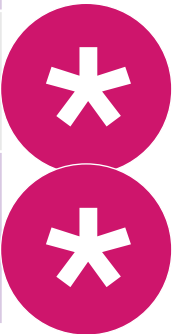
Route category	Routes Implemented	Remaining	Notes
Frequent Bus Routes	1, 66, 71, 73, 77, 109	47, 70, 101	96 is freq. but doesn't serve Camb.
Every 30 Minute Routes	64*, 69*, 83*, 86*	74, 75	*Doesn't meet frequency standard late night/weekend
Every 60 Minute Routes	62*, 78*, 87		*Doesn't meet hours of service standard late night/weekends
Less than Hourly Routes	76*, 85*	67	*Doesn't meet hours of service standard late night/weekends
Peak-only Routes		68	
Consolidations	85/CT2	47/91	
Removals	CT2	80, 88, 91, 96, 350	

 = BNR Change has been implemented

 = Change not reflected in this data

Recent Better Bus Network Changes (1/2)

Route	Changes	Timeline
1	More off-peak weekday and weekend frequency	Winter 2025
42/47/91	Increased frequency for 47; northern terminus at Union Square	To be determined
62/76	New Sunday service	Fall 2025
66	Upgraded to Frequent Bus Route	Winter 2026
71/73	Increased from 20-minute to 15-minute frequency, every day	Winter 2026



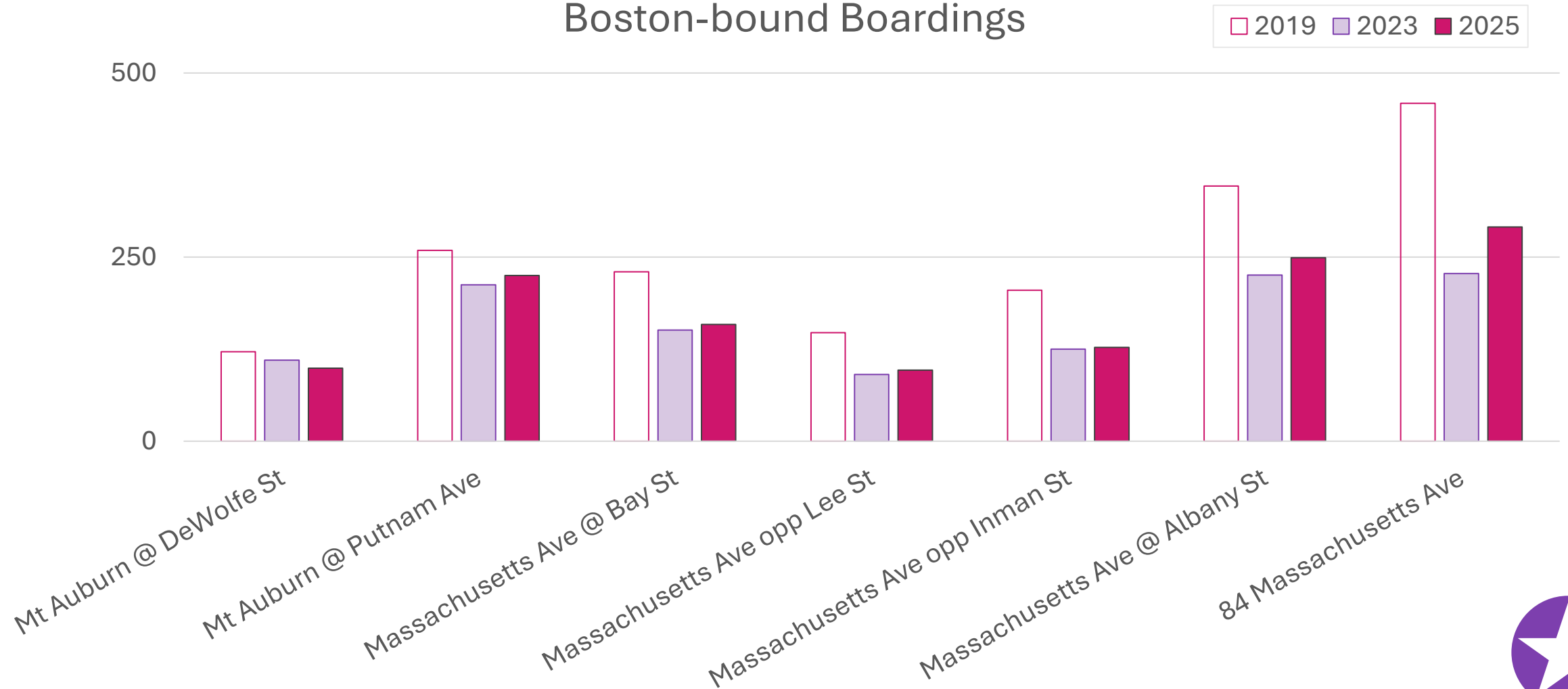
Recent Better Bus Network Changes (2/2)

Route	Changes	Timeline
77	Upgraded to Frequent Bus Route	Winter 2026
83	Frequency increases	Winter 2026
85/CT2	Combined into one route (every 15-45 minutes)	Spring 2026
87	All trips, all week travel from Arlington Center to Lechmere	Spring 2026
109	Newly runs Harvard Square to Linden Square	Winter 2025



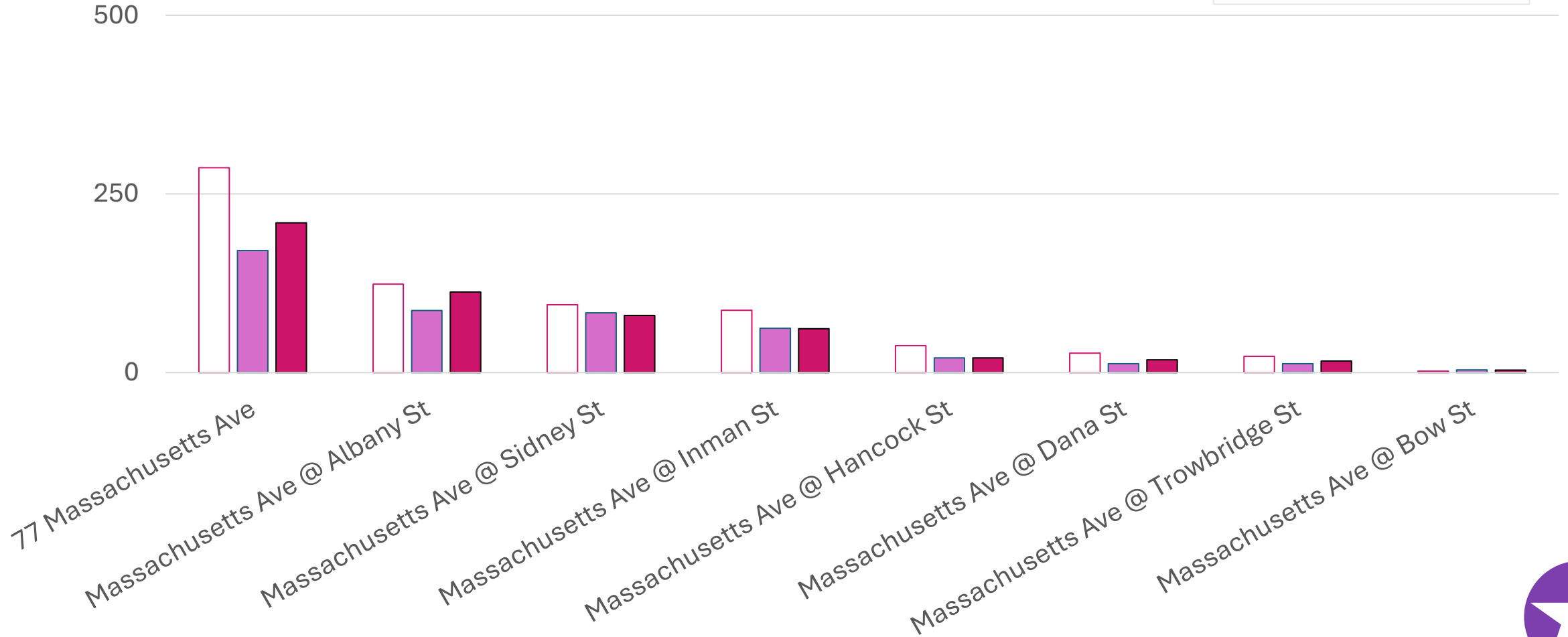
Route 1 saw increased ridership in 2025

Boston-bound Boardings



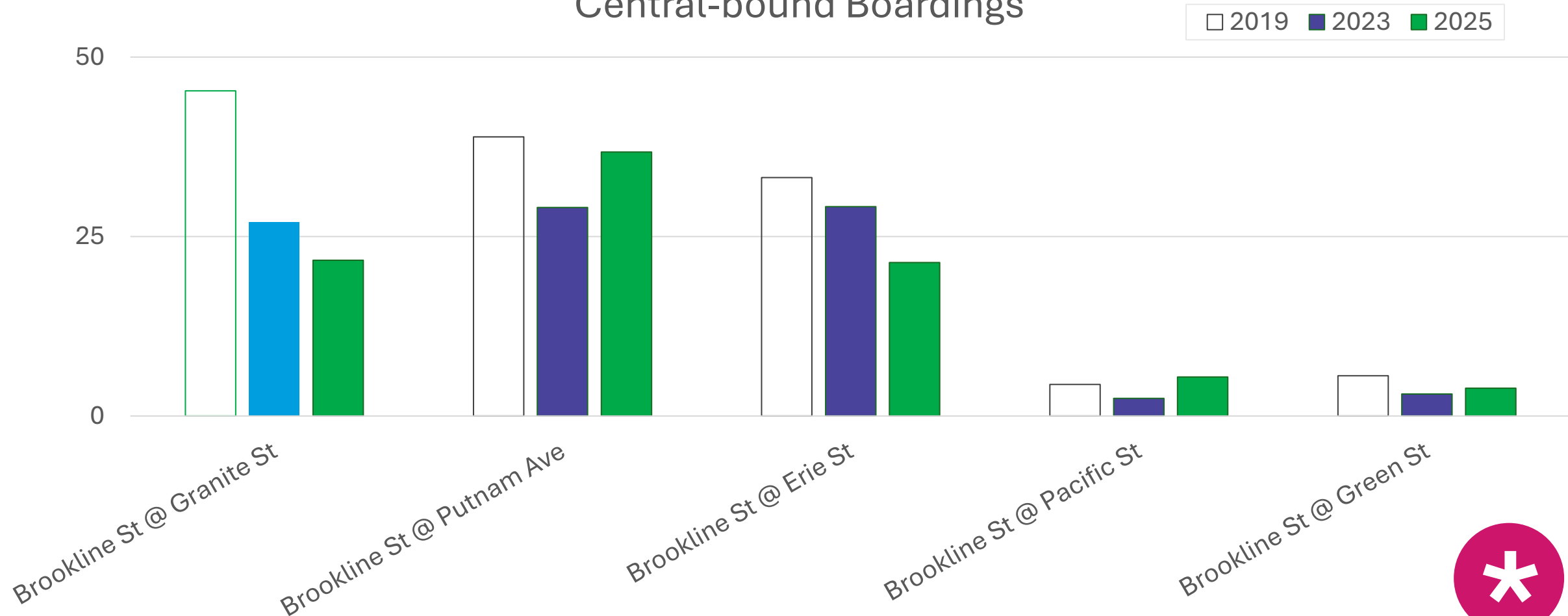
Route 1 saw increased ridership in 2025

Harvard-bound Boardings



Route 47 to Cambridge has relatively little ridership change since 2023

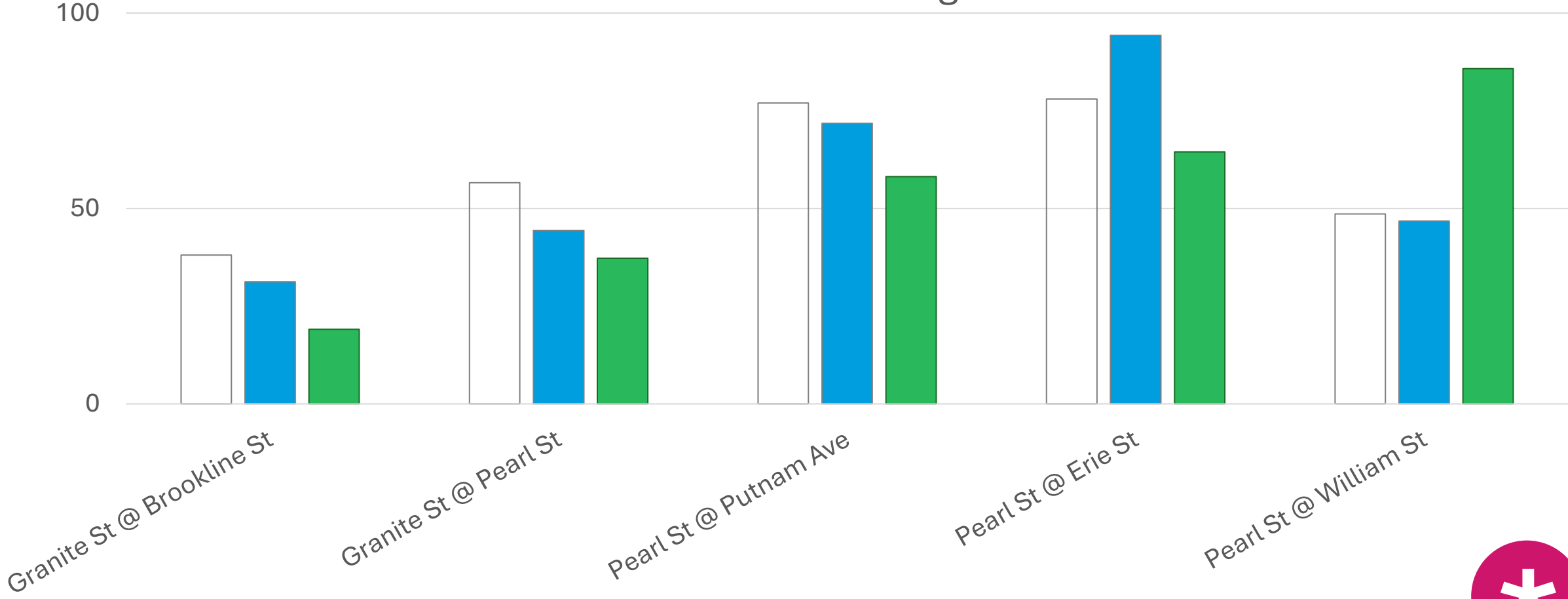
Central-bound Boardings



Route 47 to Boston has relatively little ridership change since 2023

Boston-bound Boardings

2019 2023 2025



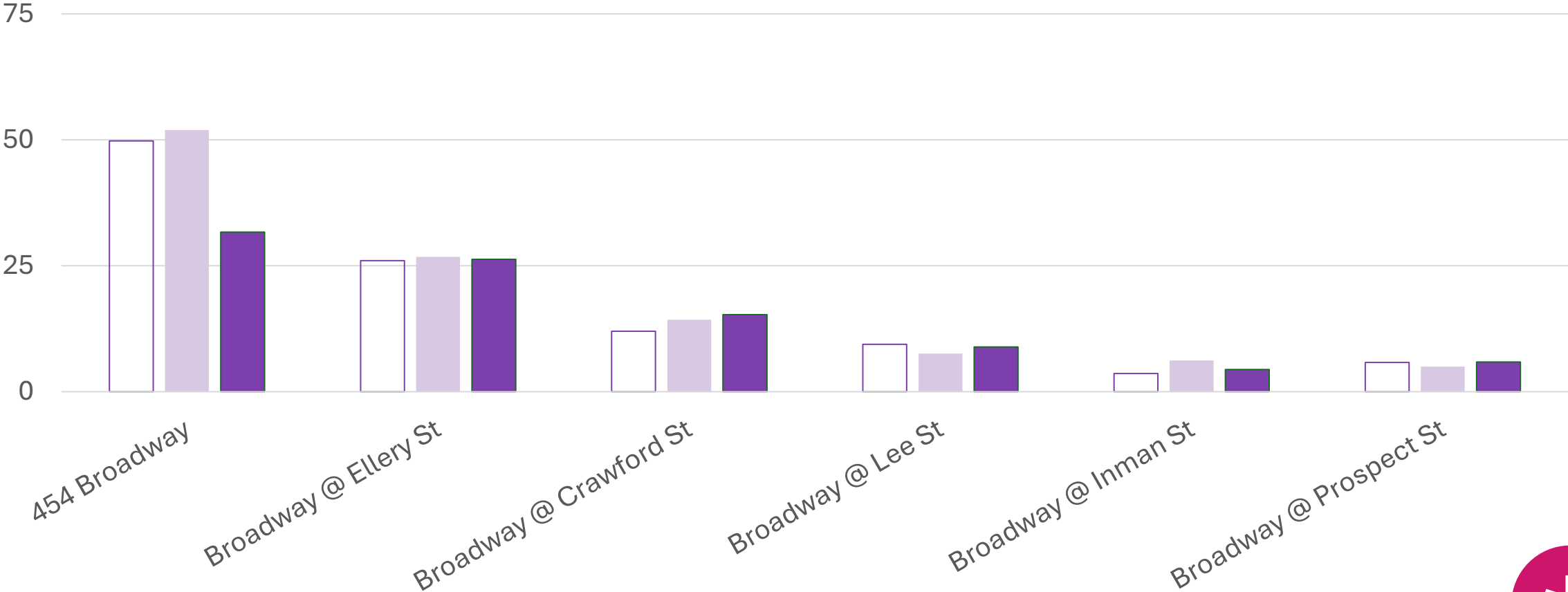
Note: Route 47 stop order –right to left on this chart only



Route 68 to Kendall has seen little change in ridership since 2023

Kendall-bound Boardings

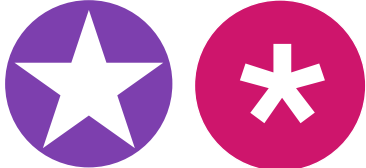
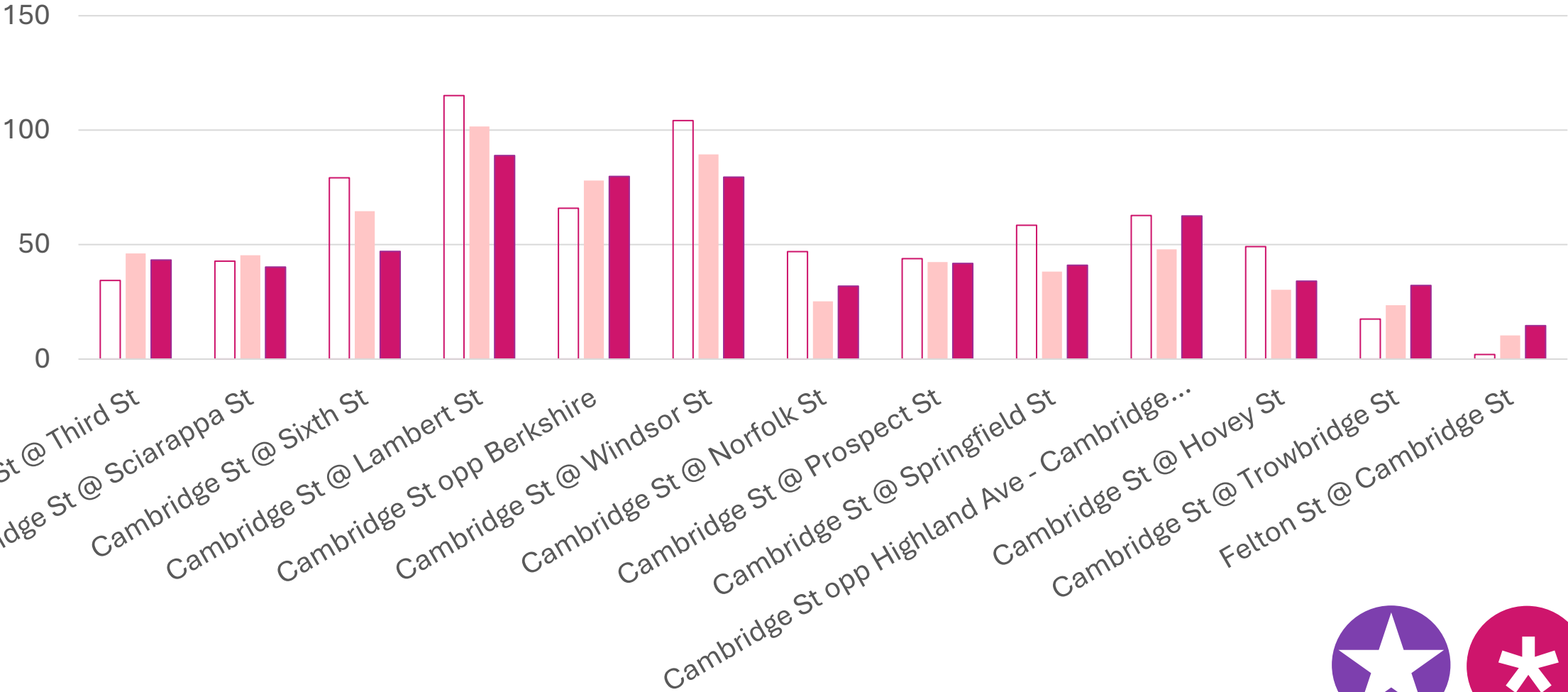
2019 2023 2025



Route 69 to Harvard is near 2019 levels of ridership

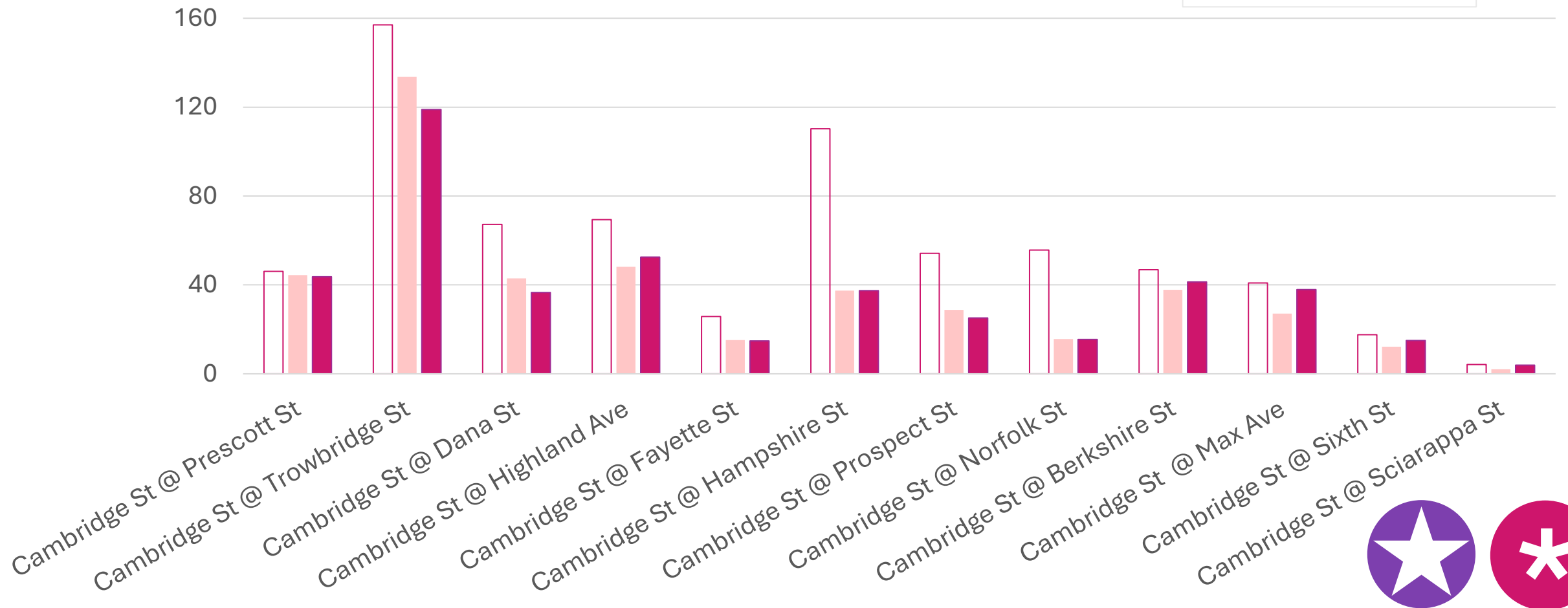
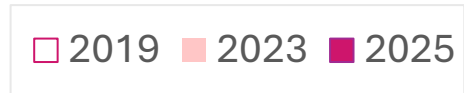
Harvard-bound Boardings

2019 2023 2025



Route 69 to Lechmere has increased ridership since 2023 but is below 2019

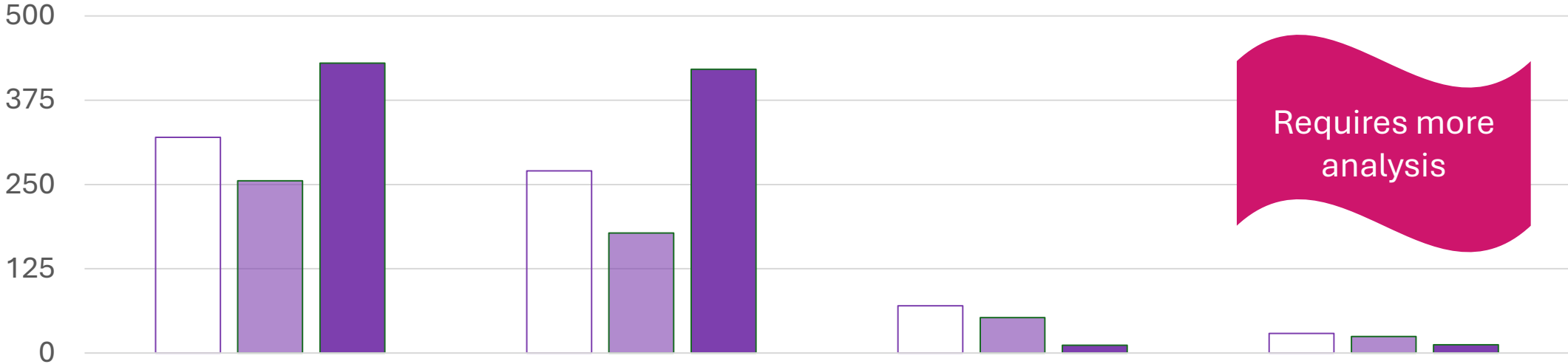
Lechmere-bound Boardings



Harvard area bus stops needs further analysis

Harvard/Boston-bound Boardings

2019 2023 2025



Requires more analysis

Route 86 and 109 combined

Eliot St @ Bennet St

Harvard Sq @ Garden St - Dawes St

Kirkland St @ Kirkland Place

Kirkland St opp Trowbridge St

Route 109 only

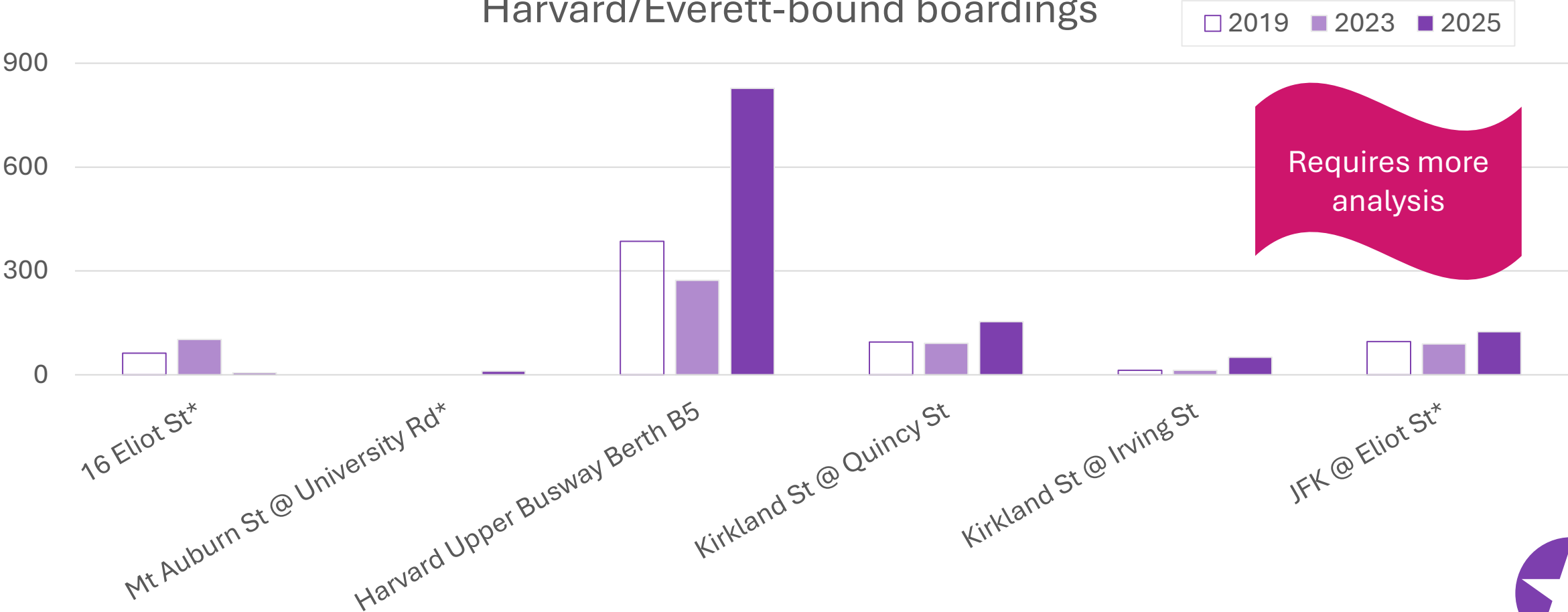


Note: Route 86 or 109 stop order –right to left on this chart only



Harvard-area bus stops needs more analysis

Harvard/Everett-bound boardings



MBTA announced a Bus Network Redesign Amendment Process on March 23

- MBTA will be going to the public with proposals to update the Bus Network Redesign vision map in summer 2026
- Announced amendment timeline
 - Currently – Finalizing draft proposal
 - May 2026 – Release proposal for public review
 - May-July 2026 – Comment period including stakeholder meetings
 - Summer-Fall 2026 – Review feedback, make modifications, and finalize proposal
 - Fall 2026 – Do a Service Equity Analysis on final proposal
 - Late 2026 – Board vote to approve
- City staff recommend TAC to:
 - Submit feedback to MBTA by comment letter at this meeting
 - Request a presentation in May-July
 - Submit comment letter in July 2026

Areas where previous Advisory Committee or City feedback was not acted on

- Proposed Route 47/91 consolidation with terminal at Union Square
 - TAC suggested running new Route 47 to Sullivan Square to preserve Orange Line connection (previously called Route 39/47/91)
 - MBTA kept terminal at Union Square but changed Boston end to shorten 47 to Ruggles
- Proposed peak-only Route 68
 - TAC and City recommended that Route 68 be classified as a every 60 minute or better route
 - City Manager, Mayor, and School Superintendent sent a letter
 - MBTA kept peak-only classification
- Proposed Route 86/109 restructuring with terminal at Harvard
 - TAC suggested 109 should continue to Boston Landing and Allston
 - MBTA kept original proposal
- City recommended improving frequency on Routes 69, 74, 75, 78, 83

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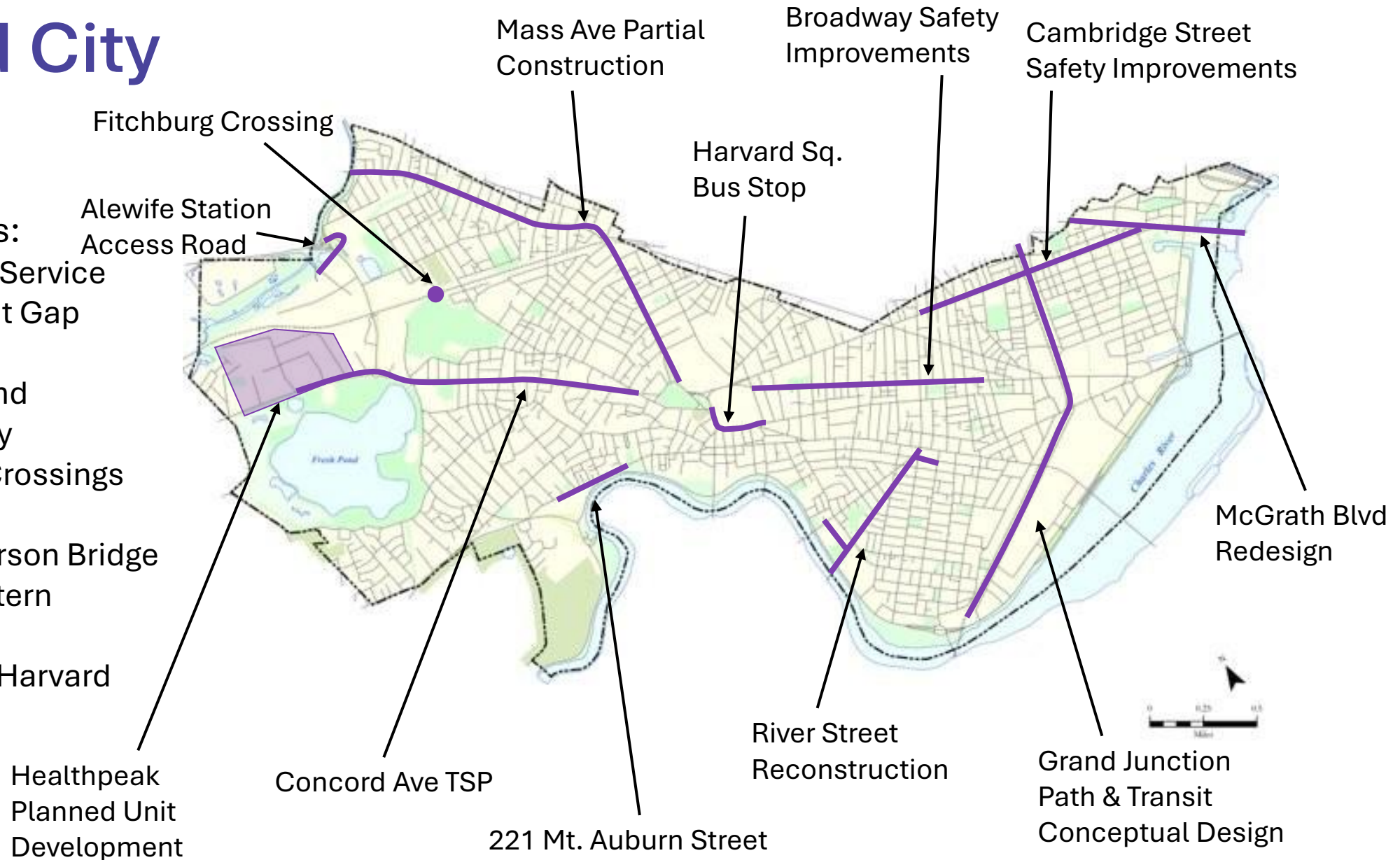
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Restructuring/consol.	85/CT2	47/91	
Removals	CT2	80, 88, 91, 96, 350	88 = Somerville PTAC Advocacy Letter

04. City and State Project Updates

Selected City projects

Citywide projects:

- EZRide Shuttle Service
- Shuttle + Transit Gap Study
- Transit Delay and Reliability Study
- Charles River Crossings (for transit) –
 - JFK / Anderson Bridge
 - River/Western
 - BU Bridge
 - Mass Ave/Harvard Bridge



Upcoming development review

Healthpeak Planned Unit Development Master Plan

- Planning Board will host a regular hearing for the HealthPeak
- Tuesday, April 28 from 6:30 p.m.
- Letter should be sent to city staff by April 21

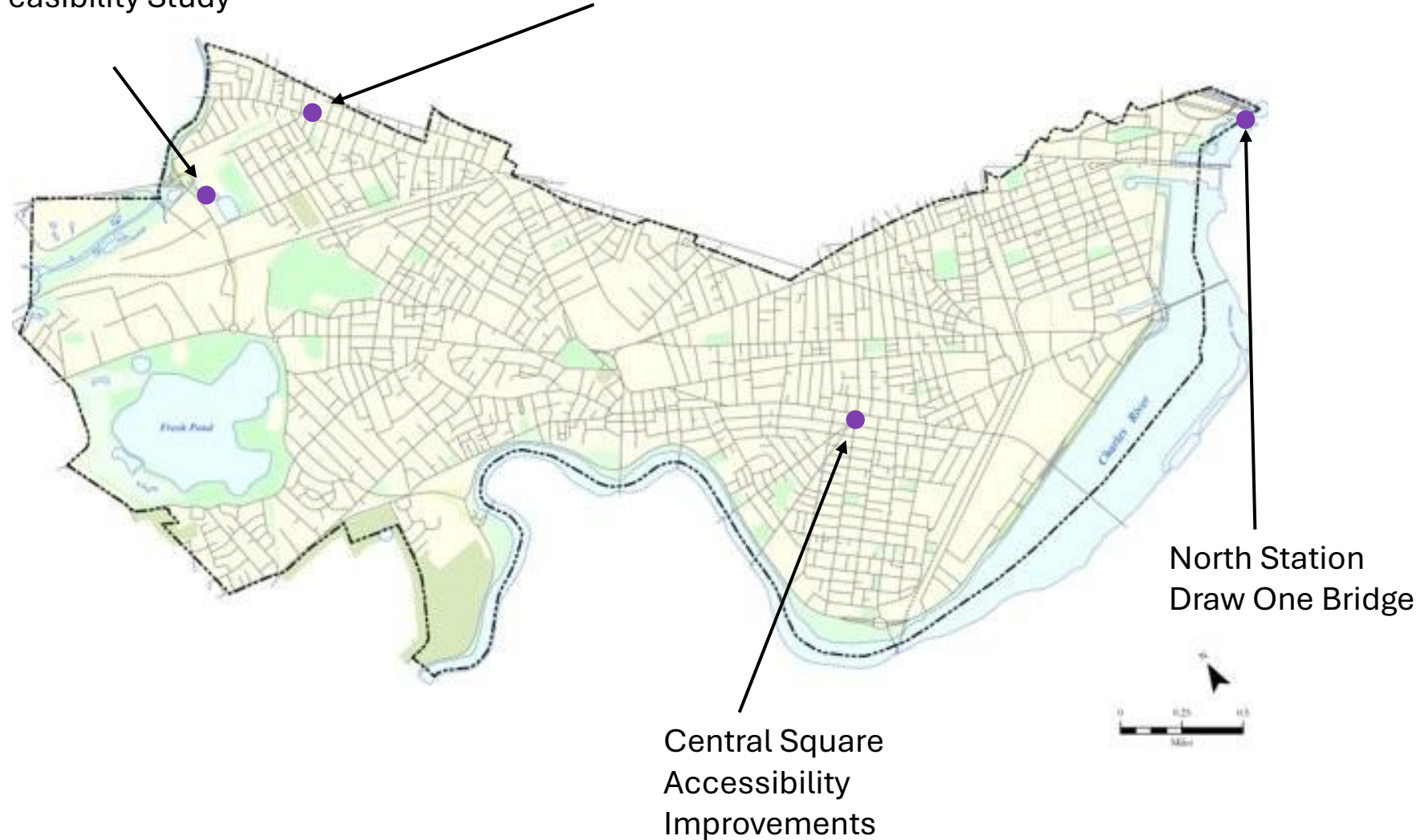
Selected MBTA/State projects

MBTA System projects:

- Red Line Improvements
- Bus Network Redesign
- Bus Stop Amenities Program
- Fitchburg Line Upgrades
- Mobility Integration Plan

Alewife Commuter
Rail Station
Feasibility Study

North Cambridge
Carhouse



North Station
Draw One Bridge

Central Square
Accessibility
Improvements

Upcoming committee meetings

- Next scheduled advisory committee meetings
 - Thursday, May 7, 6 p.m.
 - Thursday, June 4, 6 p.m.
- Potential meeting topics
 - TAC-endorsed Implementation Plan Review
 - MBTA Bus Network Redesign Amendments
- Next scheduled joint meetings
 - Wednesday, May 20
 - Wednesday, June 17
- Potential joint meeting topics
 - Cycling Safety Ordinance projects - Mount Auburn Street, Main/Galileo, Broadway, Cambridge St
 - Healthpeak Planned Unit Development (PUD) in Alewife Quadrangle
 - Mass Ave Partial Construction

TAC members are invited to the Civic Leadership Celebration

- Save the date:
 - Wednesday, April 29
 - 5:30 to 8 p.m.
- Event to celebrate and recognize members of boards and commissions
- Formal invitations to come

Thank you!