



CITY OF CAMBRIDGE TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board

From: Brooke McKenna, Transportation Commissioner 

Date: August 23, 2023

Subject: Shared Parking among 303 Third Street (PB# 189), 195 Binney Street (PB# 118), 249 Third Street (PB# 301)

Equity Residential is seeking Amendments to three existing Planning Board Special Permits (303 Third Street (PB# 189), 195 Binney Street (PB# 118), and 249 Third Street (PB# 301).

TP+T has been working on these amendments for many years with:

- Equity Residential.
- Community Development Department (CDD).
- Parking and Transportation Demand Management (PTDM) Planning Officer.
- MIT.
- Boston Properties.

TP+T supports the amendments because it will have the following benefits:

- Allow Equity to efficiently use their total parking space for three residential buildings.
- Allow the MIT Volpe Exchange Project to use existing unused parking spaces at the 303 Third Street garage. Instead of building new spaces.
- Allow Boston Properties temporary parking spaces at 303 Third Street garage. During the demolition and reconstruction of Boston Properties Blue Garage.

The parking arrangement will not create any new commercial parking facilities (i.e., parking spaces available for use by the general public at any time for a fee).

No new parking spaces will be created from these Special Permit amendments – it will allow existing unused parking spaces in the Kendall Square area to be used rather than building an equal number of new spaces as part of the MIT Volpe Exchange parcel Project, as had been anticipated for that Project.

The only people parking at the existing 527-space 303 Third Street garage will be:

- 303 Third Street, 195 Binney Street, and 249 Third Street residents and visitors.
- Up to 250 spaces for the Boston Properties Blue Garage parkers (between July 2023 to October 2025).
- Up to 250 spaces for MIT Volpe Exchange Parcel residents or employees.

The City's PTDM Planning Officer has approved a PTDM Plan for the 250 spaces at 303 Third Street Garage that EQR proposes to lease to BXP and MIT.

In conclusion, TP+T strongly supports the Planning Boards approval of the following three inter-related Special Permit amendments.

- 303 Third Street - Major Amendment to PB# 189
- 195 Binney Street - Minor Amendment to PB#118
- 249 Third Street - Minor Amendment to PB# 301

No amendment is needed for the MIT Volpe Exchange Parcel project because using existing unused parking spaces at the 303 Third Street garage was previously requested and approved under Volpe Special Permit PB# 368.

Detailed tables and information on the total number of parking spaces by location, current and proposed parking ratios and utilization are provided in the Special Permit Amendment Applications. The data shows that Equity Residential will continue to meet the parking demands for the three residential buildings while also temporarily accommodating up to 250 displaced parkers from the Blue Garage and subsequently up to 250 spaces for the Volpe Exchange Parcel project.