



CITY OF CAMBRIDGE
Traffic, Parking and Transportation
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MEMORANDUM

To: Cambridge Planning Board
From: Susan E. Clippinger, Director *de- for SC.*
Date: March 20, 2012
Re: Concord Avenue/Wheeler Street Mixed-Use Development

The Traffic, Parking & Transportation (TP&T) Department has reviewed the Transportation Impact Study (TIS) for the proposed Concord Avenue/Wheeler Street Mixed-Use Development located at 563/603 Concord Avenue by AbodeZ Development. The project proposes 61 residential apartment units and approximately 7,000 square feet ground floor retail space. The project would be supported by 77 parking spaces located in a below-grade parking garage (53 spaces) and ground-level (24 spaces). The project proposes 62 long-term-secure bicycle parking spaces and 12 short-term outdoor visitor bicycle spaces. We certified the TIS as complete and reliable on February 14, 2012.

The project will generate a total of:

- 470 daily vehicle trips including, 35 AM and 40 PM peak hour vehicle trips,
- 186 daily transit trips (14 AM Peak/16 PM Peak hour transit trips),
- 80 daily pedestrian trips (7 AM/7 PM Peak hour transit trips) and
- 46 daily bicycle trips (3 AM/4 PM Peak hour bicycle trips).

The study indicated that the Planning Board Special Permit Transportation Criteria were exceeded in 2 instances (the full TIS summary is attached). Below are our comments and recommendations for this project:

1. **Planning Board Exceedences.** The project triggered the Pedestrian Level of Service (PLOS) criteria (from PLOS B to PLOS C) during the AM and PM peak hours at the unsignalized crosswalk on Wheeler Street crossing Wheeler Street at Concord Avenue/Wheeler Street intersection as a result of some increase in traffic volumes. The Department of Public Works (DPW) is working to tighten the radius of this intersection (work estimated for 2013) which will make an improvement.
2. **Wheeler Street.** As mentioned above, Public Works is working to tighten the radius at the Wheeler Street/Concord Avenue intersection. We anticipate adding 5-6 metered parking spaces on Wheeler Street adjacent to the project to support retail activity. It is unclear at this time which will come first, the Proponent's project or Wheeler Street work by DPW. We recommend Proponent be obligated to reconstruct their site frontage on Wheeler Street and Concord Avenue to have compliant sidewalks, and coordinate with DPW on the timing of the work and level of responsibilities that DPW wants them to have. Also, because a portion of the Wheeler Street sidewalk will be on the Proponent's property, we recommend that prior to Certificate of Occupancy the Proponent provide a public sidewalk easement in any instrument approved by DPW.

Concord Avenue/Wheeler Street Mixed-Use Development

3. **Parking.** The project is requesting 77 parking spaces which meet the minimum 75 spaces required by zoning. We believe 77 parking spaces are sufficient to accommodate the project's parking needs. The residential parking at 61 spaces is one per unit and then 16 parking spaces are available for retail use. The proponent has completed its Small PTDM plan as required.
4. **TDM.** In addition to the required small PTDM Plan for the retail parking spaces, we recommend the Proponent implement the following residential Transportation Demand Management (TDM) measures to encourage non-auto modes of transportation for the residential component of the project:
 - Provide an MBTA Bike Charlie Card, with the value of a combined bus/subway pass (currently set at \$59 but is subject to MBTA fare increases) to each adult member of a new household during the first month of initial occupancy of a new household. Up to two Charlie Cards total per household are required; more may be distributed, but are not required. This requirement renews each time a new household moves in to incentivize new households to use public transportation.
 - Encourage car/vanpooling in coordination with MassRides, CRTMA or other private ride-matching organizations.
 - Become a member of a Transportation Management Association (TMA) if one is established in the Alewife area in the future.
 - Make available transit maps, schedules and other information relevant to commuting options in the residential lobby.
 - The 62 long term bike spaces and 12 visitor bike spaces they have committed to are a part of their TDM plan.

Cc: Brian Murphy, Susan Glazer, Susanne Rasmussen, Stuart Dash, Roger Boothe, Liza Paden, Cara Seiderman, Stephanie Groll, CDD; Adam Shulman, TPT; Kin Lau, Sean Hope, Phil Terzis, Erica Guidoboni.

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Special Permit Transportation Impact Study (TIS)

Summary Sheet

Planning Board Permit Number: _____

PROJECT NAME: Concord Avenue/Wheeler Street Mixed-Use Development

Address: 603 Concord Avenue, Cambridge MA

Owner/Developer Name: AbodeZ Development

Contact Person: Kin Lau

Contact Address: 277 Broadway, Cambridge, MA 02139

Contact Phone: 617-945-8100

SIZE:

ITE sq. ft.: 61 residential rental units and 7,300 square feet retail

Zoning sq. ft.: N/A

Land Use Type: Residential and Retail

PARKING:

Existing Parking Spaces: 45 Use: Parking Lot
8 Former Gas Station/Auto Repair

New Parking Spaces: 61 Use: Residential
18 Retail

(Net addition, 26 spaces)

Date of Parking Registration Approval: N/A

TRIP GENERATION:

	Daily	AM Peak Hour	PM Peak Hour	Saturday Peak Hour
Total Trips	782	59	67	72
Vehicle*	470	35	40	43
Transit	186	14	16	18
Pedestrian	80	7	7	7
Bicycle	46	3	4	4

*Excludes 25% Pass-by factor for retail trips.

MODE SPLIT (PERSON TRIPS):

RESIDENTIAL & (RETAIL)

Vehicle (SOV): 49.1% (49.1%) Bicycle: 6.0% (3.8%)

Rideshare (HOV): 20.5% (22.7%) Pedestrian: 9.1% (9.1%)

Transit: 11.1% (11.1%) Work at Home: 4.3% (4.3%)

TRANSPORTATION CONSULTANT:

Company Name: Vanasse Hangen Brustlin, Inc.

Contact Name: David Black/Erica Guidoboni, P.E.

Phone: 617.728.7777

Date of Building Permit Approval: _____

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Special Permit Transportation Impact Study (TIS)

Planning Board Criteria Performance Summary

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Planning Board Permit Number: _____

Project Name: Concord Avenue/Wheeler Street Mixed-Use Development

Total Data Entries = 8

Total Number of Criteria Exceedences = 2

a. Project Vehicle Trip Generation

Time Period	Build	Exceeds Criterion
Weekday Daily	470	N
AM Peak	35	N
PM Peak	40	N
SAT Peak	43	N

b. Level of Service (VLOS) at Signalized Intersections

There are no signalized study intersections

c. Traffic on Residential Streets

There are no Residential Streets in the study area

d. Lane Queue (for signalized intersections critical lane)

There are no signalized study intersections

e. Pedestrian and Bicycle Facilities

		AM Peak			PM Peak		
Intersection	Crosswalk	Existing	Build	Exceeds Criterion	Existing	Build	Exceeds Criterion
Concord Ave/Wheeler St	North (Wheeler)	B	C	Y	B	C	Y
Concord Ave	Signalized Crosswalk	B	B	N	B	B	N