



CITY OF CAMBRIDGE

TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board

From: Joseph E. Barr, Director

Date: February 9, 2021

Subject: MIT West Campus Dormitory Project at 269-301 Vassar Street (PB#371)

The Cambridge Traffic, Parking, and Transportation Department (TP+T) has reviewed the Special Permit Application and Circulation and Access Study for the proposed MIT West Campus Dormitory Project at 269-301 Vassar Street (PB#371).

The Project proposes 690 new Graduate Student Housing beds on MIT's campus. The Project will provide 35 short-term bicycle parking spaces and 345 long-term bicycle parking spaces. The project seeks approval from the Planning Board for no minimum automobile parking requirements and for two loading bays.

Overall, TP+T supports the Project and offers the Planning Board the following comments and recommendations:

- TP+T supports the request for no minimum automobile parking zoning requirement because MIT can meet the project's parking demands by using its institutional pool of parking spaces, based on the Circulation and Access Study.
- TP+T supports the project having 2 loading bays because we believe it should be sufficient to meet the loading needs for this building.
- TP+T recommends that the existing raised cycle track on Vassar Street be extended along the project site's frontage and that the final design shall be approved by the City. The construction of the raised cycle track should be completed prior to the issuance of an Occupancy Permit for the project or an alternative date as approved by the City due to reasonable delays.
- The design for the Central plaza should be approved by the City and maintained by the project, including snow, ice, and debris clearance. The space should be designed to support comfortable and safe travel through it for people walking and bicycling. It should also be clearly permitted for public pedestrian and bicycle access.
- MIT shall provide a public access easement for bicycle and pedestrian travel through the courtyard plaza to allow access between the Vassar Street sidewalk and the railroad track crossing, which will be an important crossing of the Grand Junction railroad and multi-use path. The easement should be completed prior to the issuance of an Occupancy Permit and approved by the City's Law Department.
- At least 6 months before the issuance of an Occupancy Permit, the project should have a final signage and pavement marking plan approved by TP+T. The project will be responsible for installing or refreshing the roadway and sidewalks, signage, meter poles, and pavement markings (e.g., crosswalks, parking space markings,

etc.). The work should be completed prior to the issuance of an Occupancy Permit or a later date if approved by TP+T due to delays such as weather conditions.

- The Project shall fund the installation of a 27-dock Bluebikes station; MIT has agreed to host the station on their property across the street from this project and the final location will be subject to approval by the City. Funding for the station shall be made to the City prior to the issuance of a Building Permit for the project.
- Any plan(s) that will affect the Grand Junction railroad, pedestrian crossing of the railroad and/or multi-use path will need review and approval by the City's Grand Junction Path staff project team.
- TP+T recommends that the Project should offer the same Transportation Demand Management Measures (TDM) as offered by MIT for any of their other residential facilities.