



MEMORANDUM

To: Cambridge Planning Board
From: Brooke McKenna, Commissioner 
Date: February 24, 2026
Subject: 2072 Massachusetts Avenue Affordable Housing Project

The Department of Transportation (DOT) staff have been working with the applicant on the 2072 Massachusetts Avenue Project and offers the following comments for the Board's consideration:

Walden Street

DOT is very supportive of the developer's plan to pull back the first-floor building line to widen Walden Street approaching Massachusetts Avenue. The revised curb line will provide two ten-foot northbound lanes and one ten-foot southbound lane, representing a significant improvement to intersection operations and safety for all users.

Project Loading/Drop-off/Pick-Up Needs

The Massachusetts Avenue streetscape will be redesigned in the coming years under the Cycling Safety Ordinance. At this time, it is not known whether loading or passenger activity can be accommodated on Massachusetts Avenue.

If the final design allows it, DOT supports providing loading/drop-off/pick-up space on Massachusetts Avenue. If not, DOT supports using the City's Walden Street parking lot adjacent to the site as an alternative and will work with the applicant to facilitate this if needed.

Short-Term Bicycle Parking

The Project will provide at least one short-term bike parking space near the main entrance and will make a financial contribution toward public bicycle parking sufficient to receive credit for seven short-term bike spaces.

Long-Term Bicycle Parking

The project will provide 44 long-term bicycle parking spaces on site. In addition, consistent with Section 11.207.6.4 of the Affordable Housing Overlay, the project will contribute to the City's BlueBikes system, providing credit for 32 long-term spaces.

During the Building Permit process, the applicant should:

- Provide detailed plans for long-term bicycle parking rooms with all required dimensions.
- Reevaluate the northernmost rack configuration to ensure adequate aisle access once bicycles are parked.
- Consider adding an external door from the ground-floor bicycle room to the proposed pathway to Walden Street to improve access and circulation.