

MEMORANDUM

TO: City of Cambridge Planning Board

FROM: Equity Residential

DATE: June 17, 2015

RE: Overview of Zoning Relief Requested for 249 Third Street, 195 Binney Street and 303 Third Street

Equity Residential (“Equity”) proposes to construct an 84-unit multifamily residential development at 249 Third Street (the “Proposed Project”). The Proposed Project will contain no on-site parking; rather, all resident parking – provided at a ratio of 0.7 – is proposed to be located in the existing below-grade garage at 195 Binney Street, another Equity-owned property located directly across Rogers Street from the Proposed Project site. Equity also owns Third Square Apartments, located at 285/303 Third Street – less than 300 feet from 195 Binney Street – whose garage has sufficient capacity to easily accommodate any excess parking demand from 195 Binney Street that may arise after the Proposed Project is occupied. In essence, what is contemplated is a “waterfall” scenario, whereby vehicles from 249 Third Street are parked at 195 Binney Street and, to the extent necessary, vehicles from 195 Binney Street are parked at 285/303 Third Street.

To enable this arrangement, Equity is seeking a series of special permits and/or modifications to existing permits for each of the three properties which it requests that the Planning Board evaluate as an integrated undertaking. A list of the requested relief is set forth below.

249 Third Street	
<u>Relief Sought</u>	<u>Purpose of Relief</u>
Project Review Special Permit pursuant to Ordinance Section 19.20	Required for construction of Proposed Project, which exceeds 50,000 square feet.
Provision of required parking off-site pursuant to Ordinance Section 6.22.2	This relief will permit all Proposed Project parking spaces to be located within existing parking facilities at 195 Binney Street.
Reduction in required number of parking spaces pursuant to Ordinance Section 6.35.1	This relief will reduce the required parking ratio from 1.0 spaces per unit to 0.7 space per unit.
Permission for side yard setback of 10’ pursuant to Ordinance Section 5.34.2(b)	

195 Binney Street	
<u>Relief Sought</u>	<u>Purpose of Relief</u>
Reduction in required number of parking spaces pursuant to Ordinance Section 6.35.1	This relief will reduce the required parking ratio for the existing residential development at 195 Binney from 1.04 to 0.7 in order to reflect the actual current usage of the garage and to create parking capacity for vehicles associated with the Proposed Project.
Provision of required parking off-site pursuant to Ordinance Section 6.22.2	This relief will allow any excess demand at 195 Binney Street resulting from the addition of vehicles from the Proposed Project to be accommodated at the below-grade garage at 285/303 Third Street, which is located approximately 290 feet away.
303 Third Street	
<u>Relief Sought</u>	<u>Purpose of Relief</u>
Reduction in required number of parking spaces pursuant to Ordinance Section 6.35.1	This relief will reduce the required parking ratio for the existing residential development at 303 Third Street from 1.09 to 0.7 in order to reflect the actual current usage of the garage and to create additional parking capacity for vehicles from 195 Binney Street once spaces associated with the Proposed Project are added to that garage.
Modification to PB#189	A modification to the existing PUD-KS Special Permit is needed to permanently reduce the parking ratio for the below-grade garage to 0.7 and to allow residents of 195 Binney Street to park in the 285/303 Third Street garage.

DIMENSIONAL FORM

Project Address: 195 Binney Street

Application Date: 6/25/15

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	45,622 sf			
Lot Width (ft)	217'-6"	50' min		
Total Gross Floor Area (sq ft)	275,296			
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	2.5	3.0		
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	186	0		
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	88	70		
Front Yard Setback (ft)	0'	0'		
Side Yard Setback (ft)	0'	0'		
Side Yard Setback (ft)	0'	0'		
Rear Yard Setback (ft)	18'	0'		
Open Space (% of Lot Area)	5%	0%		
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces	194	130	120 ¹	
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays	1			

Use space below and/or attached pages for additional notes:

Except for number of off-street parking, all dimensional information set forth above refers to the multifamily residential building and lot located at 195 Binney Street and is based on the Dimensional Form under prior zoning as approved by the BZA in conjunction with relief granted in 1996 (BZA7311).

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

¹ A total of 59 spaces accessory to the residential development at 249 Third Street will be located at 249 Binney Street. Parking for residents at 195 Binney Street will be provided at a ratio of 0.70, with 61 resident spaces located at 195 Binney and 69 spaces located within the garage at 285/303 Third Street

FEE SCHEDULE

Project Address: 195 Binney Street

Application Date: 6/25/15

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF):	× \$0.10 =
Flood Plain Special Permit	Enter \$1,000.00 if applicable:
Other Special Permit	Enter \$150.00 if no other fee is applicable: 150.00
TOTAL SPECIAL PERMIT FEE	Enter Larger of the Above Amounts: 150.00

195 Binney Street – Application for Special Permit

I. Introduction

In 1996, the Cambridge Board of Zoning Appeal (the “Board”) granted zoning relief to allow the conversion of an existing industrial building to a multifamily residential development with approximately 192-200 units and approximately 194 parking spaces (the “Lofts at Kendall Square”) at 195 Binney Street. (Case No. 7311) Of the 194 parking spaces, 74 were permitted to be located offsite at 240-248 Third Street; subsequently, the Board authorized the relocation of the 74 spaces to an open air parking lot at 249 Third Street, located directly across Rogers Street from the Lofts at Kendall Square. (Case No. 9755) Accordingly, parking for the Lofts at Kendall Square is presently provided as follows: 74 spaces in the surface lot at 249 Third Street; 106 spaces within a below grade garages beneath 195 Binney Street; and 14 surface spaces abutting Rogers Street.¹

While the approved parking ratio for the Lofts at Kendall Square is 1.04, the site’s proximity to public transportation and the demographics of its residents limit the demand for parking. As a result, its residents are leasing parking spaces at rate of only 0.58 spaces per unit.

Equity Residential (“Equity”), which owns both 195 Binney Street and the parking lot at 249 Third Street, proposes to construct an 84-unit multifamily residential development at 249 Third Street (the “Proposed Project”). The Proposed Project will contain no on-site parking; rather, all resident parking – provided at a ratio of 0.7 – will be located in the existing below-grade garage at 195 Binney Street, which is approximately 30 feet away. Equity also owns Third Square Apartments, located at 285/303 Third Street -- less than 300 feet from 195 Binney Street -- whose garage has sufficient capacity to easily accommodate any excess parking demand from 195 Binney Street that may arise after the Proposed Project is occupied.² The location of the garages, current parking conditions, and proposed realignment of parking spaces are shown on Exhibit B hereto.

II. Zoning Relief Sought

Equity is requesting the following special permits from the Planning Board:

- Reduction in required number of parking spaces pursuant to Ordinance Section 6.35.1
- Provision of required parking off-site pursuant to Ordinance Section 6.22.2

III. Compliance with Criteria Specific to Special Permits Being Sought

A. Section 6.35.1 - Reduction in required number of parking spaces

¹ As shown on the attached survey (Exhibit A), although these 14 spaces are located along Rogers Street, they lie within the legal boundaries of the 195 Binney Street property.

² Equity is simultaneously filing a separate application with respect to 285/303 Third Street.

Equity is proposing to reduce the parking ratio at 195 Binney Street from 1.04 to 0.7 spaces per unit. As set forth in the TIS prepared in connection with the Proposed Project, a copy of which is attached hereto as Exhibit C, analysis of leasing data indicates that residents of 195 Binney Street are leasing parking spaces at rate of 0.58 spaces per unit. The garage averages 30-40% occupancy. The requested reduction in the required number of spaces will allow the garage's permitted parking spaces to more closely align with actual usage, while still providing ample supply.

Even with the addition of parking from the Proposed Project, there will still be space at 195 Binney Street to accommodate the combined peak residential demand. To the extent there is unexpected additional demand, the Applicant will reassign a portion of the 195 Binney Street residents (including those who currently park in the surface parking lot on the Proposed Project site) to park in the 285/303 Third Street garage, which is approximately 290 feet from 195 Binney Street. Like the 195 Binney Street garage, the 285/303 Third Street garage is underutilized, with residents leasing spaces at a ratio of 0.68 spaces per unit and an average occupancy of only 49%. By separate permit application, Equity is also seeking to reduce the required parking ratio for 285/303 Third Street to 0.7; even after such adjustment, there will still be approximately 120 unused parking spaces in the 285/303 Third Street garage.

The 195 Binney Street and 285/303 Third Street buildings were permitted, designed, and built to accommodate a total of 721 spaces. As demonstrated in the TIS, this is more than sufficient capacity for the parking demand for all three Equity Residential projects on the Third Street corridor. Reallocation of resident parking spaces among the properties and reduction of the ratio to reflect actual parking demand will not cause excessive congestion or endanger public safety. Given that the parking in the 195 Binney and 285/303 Third garages is dedicated to use by Equity residents,³ the reduction in required spaces will not substantially reduce parking available for other uses or otherwise adversely impact the neighborhood. Because all three properties are well-served by public transportation and within walking distance to Kendall Square the proposal will lessen traffic impacts and provide positive environmental benefits to the neighborhood.

B. Section 6.22.2 – Provision of Required Parking Offsite

Pursuant to Section 10.45 of the Ordinance, the Planning Board may grant a special permit for offsite accessory parking not allowed in Subsection 6.22.1(a) provided that convenient and safe access from the parking facility to the use being served is provided in accordance with the following conditions: (a) No off site accessory parking facility may be located on a lot which has a more restrictive zoning classification than the lot on which the use being served is located; (b)

³ In 2014 Equity Residential entered into a short-term agreement with Alexandria Development to lease 200 parking spaces in the 285/303 Third Street garage while Alexandria completes its development at 50-60 Binney Street. The lease expires in 2017, after which time there will be no further third-party parking in the garage. This short-term arrangement is reflected in Minor Amendment #7 to PB#189, approved by the Planning Board on August 15, 2014.

Off site accessory parking facilities shall be located within four hundred (400) feet of the lot being served for residential uses and within one thousand (1000) feet of the lot for other uses.

Equity Residential is proposing that all parking for the Proposed Project at 249 Third Street will be provided in the existing below grade garage at 195 Binney Street, which is located 30 feet from the Project site and is also owned by Equity Residential. Although there is capacity in the garage at 195 Binney Street to accommodate the combined peak residential demand of its residents and the residents of the Proposed Project, Equity is seeking a special permit to allow any overflow parking from 195 Binney Street to park in the below-grade garage at 285/303 Third Street.

The 285/303 Third Street garage currently has 527 parking spaces for 482 residential units. Actual leasing data shows that residents of the 303 Third Square apartment development are leasing spaces at a ratio of 0.68 spaces per unit; average occupancy is only at 49%. The Planning Board acknowledged this degree of excess capacity in August 2014, when it approved Minor Amendment #7 to PB#189, authorizing a short-term reduction in the required number of parking spaces for Third Square Apartments to permit the lease of 200 parking spaces to Alexandria Development while it completes its development at 50-60 Binney Street. The Alexandria lease expires in July 2017, after which time there will be no further third-party parking in the garage at 285/303 Third Street. The Proposed Project at 249 Third Street is not anticipated to be ready for occupancy until after July 2017. Thus, the timing is such there will be ample overflow capacity at 285/303 Third Street in the event that the garage at 195 Binney Street is unable to accommodate the residential parking demand from the existing Lofts at Kendall Square and the Proposed Project.

195 Binney Street and the 285/303 Third Street are approximately 290 feet apart. Due to the proximity of the two properties, residents of 195 Binney Street will have safe and convenient access to the 285/303 Third Street garage. Residents of 195 Binney Street will be provided a key fob that will provide access to the underground parking at 285/303 Third Street. 195 Binney Street is located in the IA-1 zoning district, while 285/303 Third Street is in a PUD-KS/Residence C-2B and Business A.

IV. Compliance with General Special Permit Criteria (Section 10.43)

Pursuant to Ordinance Section 10.43, special permits will normally be granted where specific provisions of the Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met.

With the requested relief, the requirements of the Ordinance will be met.

(b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.

No additional traffic will be generated by the proposed reallocation of parking. The garages in question already exist and were built to accommodate even greater capacity than will result from this proposal. There will be no substantial changes in traffic patterns.

(c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use.

The garages that are the subject of this application are accessory to fully permitted residential uses already in existence. The proposed changes are intended to reflect the actual operations of the garages and will have no adverse impact on adjacent uses.

(d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.

No nuisance or hazard will be created if the requested relief is granted. The proposed changes are intended to reflect the current, actual parking demand of the garages, both of which have been operational for many years without any health or safety problems for the area or the City.

(e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.

Reducing the parking ratio at 195 Binney Street from 1.04 to 0.7 to reflect actual usage will not impair the integrity of the district, any adjoining district, or otherwise derogate from the intent and purpose of the Ordinance. Similarly, allowing residents of 195 Binney Street to park at the garage at 295/303 Third Street should the demand arise is wholly consistent with the intent and purpose of the Code, as it will promote use of existing, underutilized parking spaces rather than the development of additional parking spaces in an area well-served by public transportation and within walking distance to Kendall Square.

(f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

No new construction is proposed in this application.



Vicinity Map
(not to scale)

Legend

- CATCH BASIN
- LANDSCAPING
- UTILITY POLE
- BITUMINOUS CONCRETE
- OVERHEAD WIRE
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- BOUNDARY MARKER
- GAS GATE
- WATER GATE
- BT CONC. BEAM
- ELECTRIC METER
- GAS METER
- GRANITE CURB
- HYDRANT
- LAMP

Map References

PLAN NO. 645 OF 1997, PAGE 1 & 2.

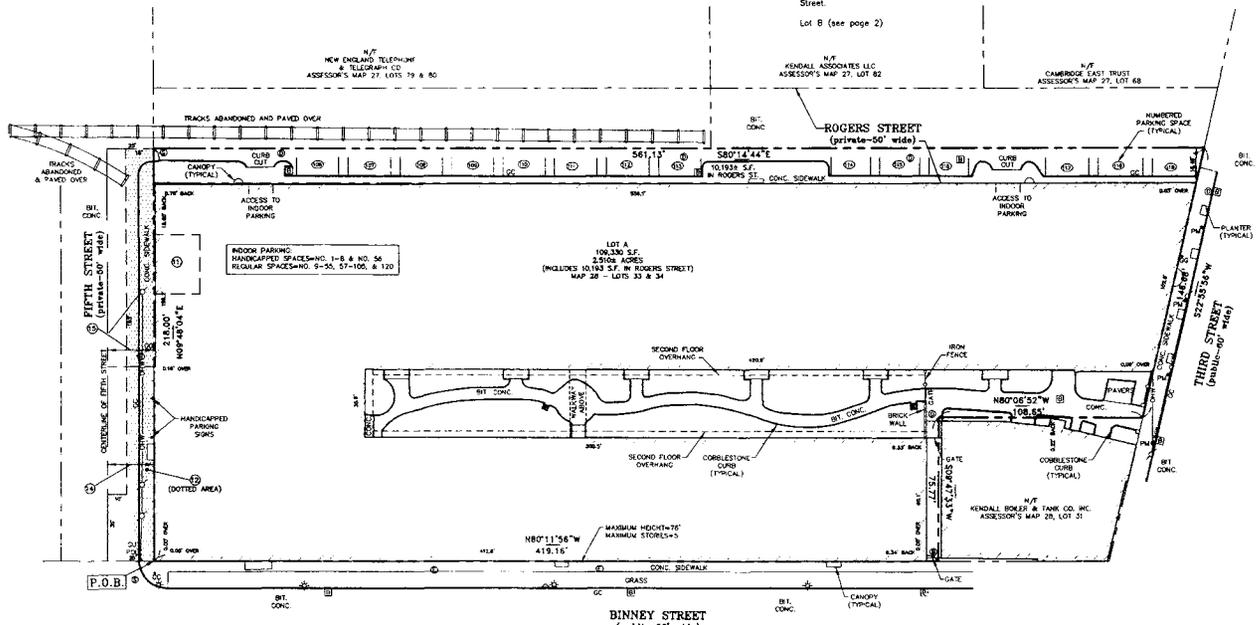
Record Legal Description

The following are descriptions of certain parcels of land in Cambridge, Middlesex County South District, Massachusetts shown on a plan entitled "Plan of Land in Cambridge, Massachusetts surveyed for Huntington Place Associates Limited Partnership," dated June 12, 1997, prepared by Design Consultants, Inc. (DCI), recorded with the Middlesex County Registry of Deeds as Plan No. 645 of 1997 (the "Registry"), and premises being further bounded and described as follows:

Lot A
Beginning at a point of the northeasterly corner of Binney and Fifth Streets, said point being the southwesterly corner of the herein described premises;
Thence, running N 09° 04' 04" E along the easterly line of Fifth Street, a distance of 218.00 feet to a point of land now or formerly of New England Telephone and Telegraph Company;
Thence, running S 80° 14' 44" E along land now or formerly of said New England Telephone and Telegraph Company and Easter Equities, Inc., a distance of 581.13 feet to a point on the westerly line of Third Street;
Thence, running S 27° 45' 58" W along the westerly line of Third Street a distance of 146.88 feet to a point of land now or formerly of Kendall Bolter and Tank Company, Inc.;
Thence, running N 80° 06' 52" W along land now or formerly of said Kendall Bolter and Tank Company, Inc., a distance of 108.65 feet to a point;
Thence, running S 09° 47' 33" W along land now or formerly of said Kendall Bolter and Tank Company, Inc., a distance of 75.77 feet to a point on the northerly line of Binney Street, and;
Thence, running N 87° 11' 56" W along the northerly line of Binney Street a distance of 419.16 feet to the point of beginning.
Together with any rights in and to the street or ways adjoining the premises including but not limited to Fifth Street and Rogers Street.

Statement of Encroachments

MINOR ENCROACHMENTS AS DEPICTED HEREON AT BUILDING CORNERS.



Lot B (see page 2)

ZONING DATA

DISTRICT: IND-A-1

BUILDING SETBACK REQUIREMENTS

FRONT: 0 FEET

SIDE: 0 FEET

REAR: 0 FEET

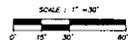
MAX. BLDG HEIGHT: 60 FEET (PER VARIANCE)

AREA RESTRICTIONS: MINIMUM LOT AREA 5,000 S.F.

SOURCE OF ZONING INFORMATION: CAMBRIDGE ZONING ORDINANCES

Miscellaneous Notes

1. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION/BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
2. THE SURVEYOR IS NOT AWARE OF ANY CHANGES (EITHER COMPLETED OR PROPOSED) IN THE RIGHT OF WAY LINES SHOWN HEREON. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. THERE WAS NO EVIDENCE OBSERVED AT THE TIME OF SURVEY THAT THE SITE IS OR WAS BEING USED AS A SOLID WASTE DUMP, JUMP OR SANITARY LANDFILL.
4. THERE WAS NO EVIDENCE OBSERVED AT THE TIME OF THE SURVEY OF CEMETERIES OR BURIAL GROUNDS.



SURVEY COORDINATOR:

SMITH-ROBERTS NATIONAL CORPORATION

100 N.E. 5th Street
OKLAHOMA CITY, OK 73104
800-411-0010

NO.	REVISIONS	DATE

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the Commonwealth of Massachusetts certifies to:

- (1) Leffron Brothers Holdings Inc., Bank of America, N.A. and Bancrofts Capital Real Estate Inc. and their respective officers, together with their respective successors and/or assigns, as their interests may appear.
- (2) Fonia Mar, its successors and assigns.
- (3) First American Title Insurance Company, together with its co-insurers.
- (4) ASN Worthington Place, LLC, a Delaware limited liability company, and its respective successors and assigns as follows:

1. This is to certify that this map or plan and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and MSPS in 2005 and includes items 2, 3, 4, 6, 7(a)(1)(c), 8, 9, 10, 11(c), 13, 14, 15, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and MSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the Commonwealth of Massachusetts, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

2. The survey was made on the ground between August 1 and August 4, 2007 and correctly shows the area of the subject property, the location and type of buildings, structures and other improvements situated on the subject property, and any other matters related to the subject property.

3. Except as shown on the survey, there are no visible encroachments or rights of way of which the undersigned has been advised.

4. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.

5. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated July 10, 2007, issued by First American Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

6. The subject property has access to and from Third Street and Binney Street, duly dedicated and occupied public streets, and Rogers Street and Fifth Street, private streets.

7. Except as shown on the survey the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure.

9. Said described property is located within an area having a Zone Designation "C" [non-susceptible flood hazard area] by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0003 B, with a date of identification of July 5, 1982, for Community No. 250196, in Middlesex County, Commonwealth of Massachusetts, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

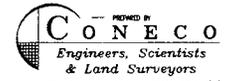
10. The total number of striped parking spaces on the subject properties is 194. This includes 87 regular spaces and 9 handicapped spaces within the building on Lot A, 14 regular spaces on Rogers Street; and 74 regular spaces on Lot B.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate to the best of my professional judgment.

[Signature]
Trinity S. Booth
Professional Land Surveyor No. 45110
Date of Last Revision: 10/01/07

SCHEDULE B-SPECIAL EXCEPTIONS

11. Electric Utility Easement to Cambridge Electric Light Company, dated March 10, 1988, recorded in Book 28334, Page 91. (Affects Lot A only). Comment: Plotted.
 12. Easement Agreement by and between TRW, Inc. and Cambridge Electric Light Company and New England Telephone and Telegraph Company, dated June 30, 1980 and recorded in Book 14014, Page 192. (Affects rights in Fifth Street only). Comment: Plotted as dotted area in Fifth Street.
 13. Easement to Commonwealth Electric Company, et al, dated September 28, 1982, recorded at Book 14755, Page 300. (Affects Lot B only). Comment: Plotted.
 14. Easement by and between Inland-Corr Fueleneer Corporation and Cambridge Gas Company, dated October 6, 1960, recorded in Book 9769, Page 483. (Affects rights in Fifth Street only). Comment: Easement line extends from centerline of Fifth Street easterly to westerly property line of locus. Plotted.
 15. Agreement by and between Charles Stern, et al, Trustees and Cambridge Gas Company, dated November 10, 1960, recorded in book 9769, Page 490. (Affects rights in Fifth Street only). Comment: Easement line extends from centerline of Fifth Street easterly to westerly property line of locus. Plotted.
 16. Covenants, conditions and restrictions contained in Notice of Activity and Use Limitation, recorded in Book 27033, Page 201. (Affects Lot A only). Comment: Blanket over Lot A. Not plotted.
- All other Section 2 items are non-survey in nature.



4 First Street - Billerica, Massachusetts 02324
Telephone: (508) 697-3191 Fax: (508) 548-3355
Facsimile: (508) 597-2665
PROJECT #1942 ACAD. FILE: 1962

ALTA/ACSM LAND TITLE SURVEY OF
 105 BINNEY STREET
 CAMBRIDGE, MA
 PROPERTY ID:
 ARCHSTONE
 KENDALL SQUARE

Figure 1. Existing Parking Allocation Plan

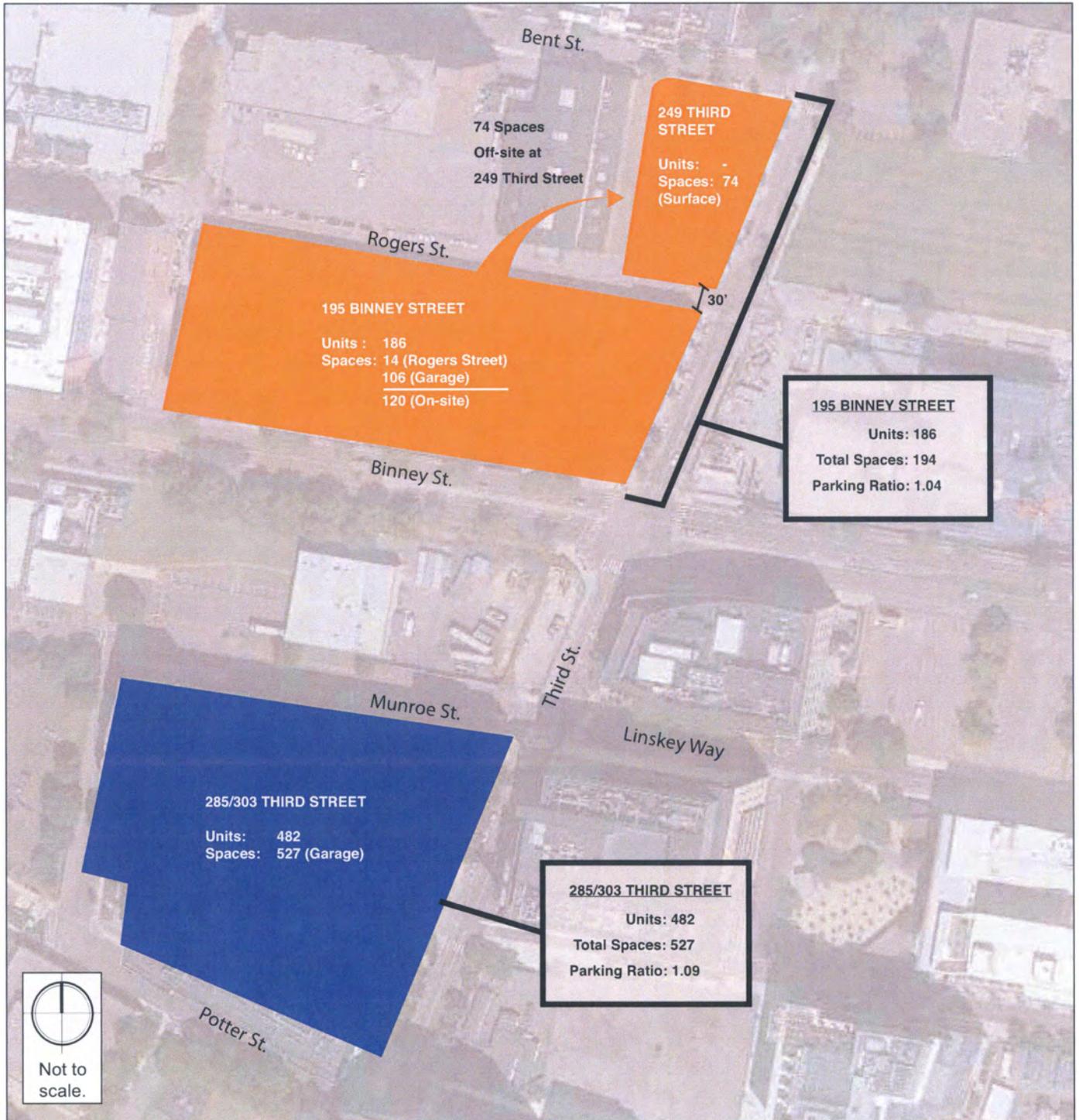
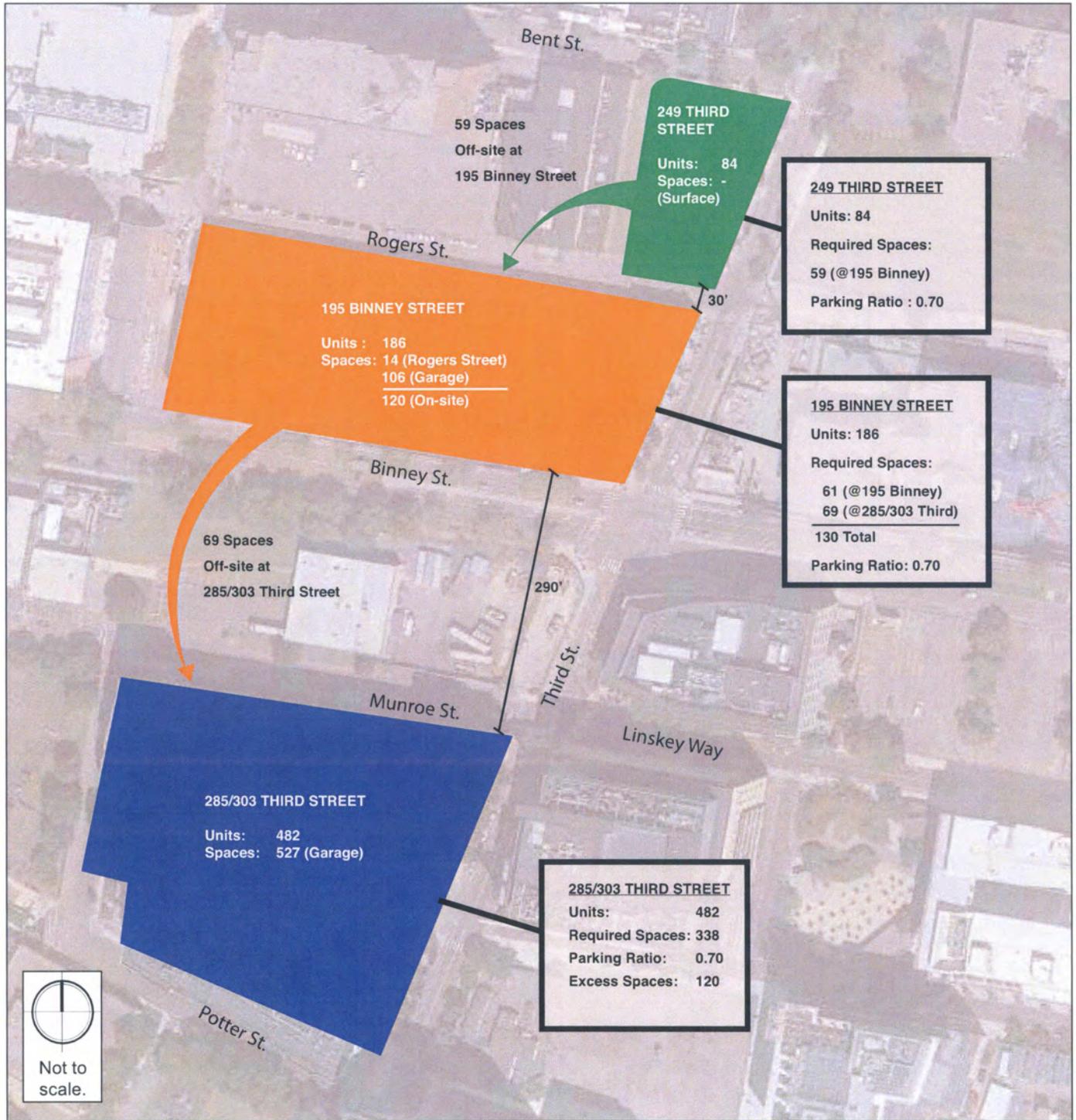


Figure 2. Proposed Parking Allocation Plan





CITY OF CAMBRIDGE
Traffic, Parking and Transportation
344 Broadway
Cambridge, Massachusetts 02139

www.cambridgema.gov/traffic

Monica R. Lamboy, Interim Director
Brad Gerratt, Deputy Director

Phone: (617) 349-4700
Fax: (617) 349-4747

January 22, 2015

Joe SanClemente
Howard Stein-Hudson Associates, Inc.
11 Beacon Street, 10th Floor
Boston MA 02108

RE: 249 Third Street Project

Dear Mr. SanClemente,

The Cambridge Traffic, Parking and Transportation Department (TP&T) received the Transportation Impact Study (TIS) prepared by your office on November 13, 2014 for the 249 Third Street Project. TP&T reviewed the TIS and submitted a comment letter to you on December 3, 2014 with corrections needed to the TIS.

On January 8, 2015 TP&T received a revised TIS dated December 22, 2014. Based on TP&T review, the TIS is certified as complete and reliable.

Please call Adam Shulman at 617-349-4745 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Monica R. Lamboy".

Monica R. Lamboy
Interim Director

cc: Adam Shulman, TPT