



CITY OF CAMBRIDGE
Traffic, Parking and Transportation
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MEMORANDUM

To: Cambridge Planning Board

From: Joseph E. Barr, Director *[Signature]*

Date: July 23, 2018

Re: Minor Amendment #5 (PB# 231A)

The Traffic, Parking and Transportation Department (TP&T) has reviewed the application for Minor Amendment #5 for the PUD Special Permit #231A by Urban Spaces, LLC. The Minor Amendment proposes to modify the ground floor use on Parcel A and the layout of the approved 142 parking space below-grade garage from a single-level to a two-level garage.

TP&T has no objection with the request to modify the Parcel A ground floor use from 9,800 square feet of retail space to approximately 6,649 square feet of retail space and 3,151 square feet of office space.

TP&T met with the Applicant to review the modified parking garage design. The garage will have no change in the total number of automobile or bicycle parking spaces or the location of the curb cut on Charles Street. TP&T staff provided the Applicant some recommendations which will be incorporated into the final building permit plan set, such as signage and pavement markings. Overall, TP&T supports the garage design change because it will provide the following benefits for the Project:

- The garage head house was shifted back from Charles Street and vehicle exiting warning devices will be provided. These changes will improve vehicle sightlines and reduce conflicts between vehicles exiting the garage and pedestrians on the sidewalk at the driveway curb cut.
- The updated site plan removed three parking spaces in the surface parking lot which were difficult to access from the previous L shaped parking lot design. The area will be used as open space and for truck loading maneuvers when necessary by incorporating a grass paver system. There will be no change to the 23 total parking spaces in the lot by providing a greater number of compact-size parking spaces.
- The additional permeable open space created by modifying the parking garage is positive because it will help the grass and landscaping thrive, provide more open space, and a nicer pedestrian realm.

Finally, if Minor Amendment #5 is approved by the Planning Board, TP&T will continue to work with the Applicant on the final parking garage design details, such as signage and pavement markings, during the Building Permit process.