



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

[www.cambridgema.gov/traffic](http://www.cambridgema.gov/traffic)

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## MEMORANDUM

**To:** Cambridge Planning Board  
**From:** Susan E. Clippinger, Director *for DC*  
**Date:** March 20, 2012  
**Re:** The Residences at 160 Cambridgepark Drive

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The Traffic, Parking & Transportation (TP&T) Department has recently received an updated Transportation Impact Study (TIS) for The Residences at 160 Cambridgepark Drive by BRE/CPD, LLC (an Equity Office affiliate) on March 14, 2012 and we certified it is complete and reliable.

The project will generate a total of:

- 1,324 daily vehicle trips including, 101 AM and 123 PM peak hour vehicle trips,
- 1,052 daily transit trips (81 AM Peak/98 PM Peak hour transit trips),
- 202 daily pedestrian trips (15 AM/15 PM Peak hour transit trips) and
- 98 daily bicycle trips (7 AM/9 PM Peak hour bicycle trips).

The study indicated that the Planning Board Special Permit Transportation Criteria were exceeded in 9 instances (the full TIS summary is attached).

We are currently having discussions with the Proponent about their Planning Board exceedences, parking supply and demand for vehicles and bicycles, the proposed pedestrian-bicycle bridge over the rail-road tracks between the MBTA Station and Quadrangle, the Cambridgepark Drive roadway cross-sections and pavement markings, and residential transportation demand management measures.

We look forward to our continued discussions with the Proponent on these potential mitigation strategies.

**Cc:** Brian Murphy, Susan Glazer, Susanne Rasmussen, Stuart Dash, Roger Boothe, Liza Paden, Cara Seiderman, Stephanie Groll, Jeff Roberts, CDD; Adam Shulman, TPT; John Conley, BRE/CPD, LLC, Rich McKinnon, McKinnon Company, David Black, Meghan Miller, VHB.

**CITY OF CAMBRIDGE**  
**Special Permit Transportation Impact Study (TIS)**

Summary Sheet

Planning Board Permit Number: \_\_\_\_\_

**PROJECT NAME:**

Address: 160 Cambridgepark Drive

Owner/Developer Name: BRE/CPD, LLC  
 Contact Person: John F. Conley  
 Contact Address: Equity Office  
 125 Summer Street  
 Boston, MA 02110  
 Contact Phone: 617-425-7601

**SIZE:**

ITE sq. ft.: 441,000 SF/398 units  
 Zoning sq. ft.: 441,000 SF  
 Land Use Type: Residential

**PARKING:**

Existing Registered Parking Spaces: 1,623                      Use: Commercial  
 New Parking Spaces: 1,593    Use: Commercial/Residential  
 (Net Reduction, 30 spaces)  
 Date of Parking Registration Approval: N/A

**TRIP GENERATION:**

	<b>Daily</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>	<b>Saturday Peak (retail only)</b>
Total Trips	2,647	203	247	-
Vehicle	1,324	101	123	-
Transit	1,052	81	98	-
Pedestrian	202	15	19	-
Bicycle	98	7	9	-

**MODE SPLIT (PERSON TRIPS):**

Vehicle (SOV): 42.8 %                      Bicycle: 3.4 %  
 Rideshare (HOV): 8.3 %                      Pedestrian: 7.1 %  
 Transit: 36.8 %                                  Work at Home: 1.6 %

**TRANSPORTATION CONSULTANT:**

Company Name: Vanasse Hangen Brustlin, Inc.  
 Contact Name: David Black / Meghan Miller P.E.  
 Phone: 617.728.7777

Date of Building Permit Approval: N/A

**CITY OF CAMBRIDGE**      **Planning Board Criteria Performance Summary**  
**Special Permit Transportation Impact Study (TIS)**

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**Planning Board Permit Number:** \_\_\_\_\_

**Project Name:** 160 Cambridgepark Drive

**Total Data Entries = 89**

**Total Number of Criteria Exceedences = 9**

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1. Project Vehicle Trip Generation

Intersection	Build	
Weekday Daily	1,324	N
AM Peak	101	N
PM Peak	123	N

2. Level of Service (LOS)

Intersection	A.M. Peak Hour			P.M. Peak Hour		
	Existing	Build	Exceeds Criterion	Existing	Build	Exceeds Criterion
1(a) Alewife Brook Pkwy/Rte 2 (north ramp)	F	F	N	F	F	N
1(b) Alewife Brook Pkwy/Rte 2	F	F	N	F	F	N
1(c) Alewife Brook Pkwy/Rte 2 (south ramp)	B	B	N	B	B	N
1(d) Alewife Brook Pkwy/Alewife Station Access Rd	C	C	N	C	C	N
2. Alewife Brook Pkwy/Cambridgepark Dr	C	D	N	F	F	N
3. Alewife Brook Pkwy/Rindge Ave	D	E	Y	F	F	N
4. Cambridgepark Dr/Alewife Station Access Rd	C	C	N	D	D	Y
5. Alewife Station Access Road/Route 2 Ramp (unsignalized, critical movement)	F	F	N	F	F	N

3. Traffic on Residential Streets

There are no Residential Streets in the Study Area

**Special Permit Transportation Impact Study (TIS)**

4. Lane Queue (for signalized intersections, critical lane)

Intersection	Approach	AM Peak Hour			PM Peak Hour		
		Existing	Build	Exceeds Criterion?	Existing	Build	Exceeds Criterion?
1(a) Alewife Brook Pkwy / Route 2 (north ramp)	SWR	13	13	N	47	47	N
	WBT	43	43	N	41	41	N
1(b) Alewife Brook Pkwy / Route 2	EBL	9	9	N	8	8	N
	WBR	8	8	N	18	19	N
	SBT-1	4	4	N	7	7	N
	NWT	29	29	N	49	49	N
1(c) Alewife Brook Pkwy / Route 2 (south ramp)	SBT-2	0	0	N	2	2	N
	SER	10	10	N	3	3	N
1(d) Alewife Brook Pkwy / Alewife Station Access Rd	WBT	5	5	N	16	16	N
	WBR	0	0	N	6	6	N
	NBT	2	2	N	6	6	N
2. Alewife Brook Pkwy / Cambridgepark Drive	EBL	9	11	N	22	24	N
	NBL	4	5	N	1	4	N
	NBT	5	5	N	34	34	N
	SBT	24	28	N	18	18	N
	SBR	0	0	N	0	0	N
3. Alewife Brook Pkwy / Rindge Ave	WBL	9	9	N	5	5	N
	WBR	7	7	N	2	4	N
	NBT	22	26	N	49	50	N
	SBT	33	35	N	42	43	N
4. Cambridgepark Drive / Alewife Station Access Road	EBT	1	3	N	6	7	N
	EBR	4	4	N	2	3	N
	WBT	0	0	N	0	0	N
	NBT	0	0	N	0	0	N
	SBL	7	7	N	9	9	N
	SBT	4	5	N	8	8	N

5. Pedestrian and Bicycle Facilities

Intersection	Crosswalk	AM Peak			PM Peak		
		Existing	Build	Exceeds Criterion	Existing	Build	Exceeds Criterion
1(d) Alewife Brook Pkwy/Alewife Station Access Road	east	B	B	N	C	C	N
3. Alewife Brook Pkwy / Rindge Avenue	east	E	E	Y	E	E	Y
	south	E	E	Y	E	E	Y
4. Cambridgepark Drive / Alewife Station Access Road	east	D	D	N	D	D	N
	west	B	B	N	C	C	N
	north	D	D	N	C	C	N
	south	C	C	N	C	C	N
5. Alewife Station Access Road/Rt 2 Ramp	North	F	F	Y	E	E	Y
	East	B	B	N	E	E	Y