



**CITY OF CAMBRIDGE**  
**Traffic, Parking and Transportation**  
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**MEMORANDUM**

**To:** Cambridge Planning Board  
**From:** Susan E. Clippinger, Director   
**Date:** December 17, 2013  
**Re:** 75 New Street Residential Project

The Traffic, Parking & Transportation (TP&T) Department has reviewed the Transportation Impact Study (TIS) for the proposed 75 New Street Residential Project by AbodeZ Development. The Project will replace an approximately 30,000 s.f. J&C Adams warehouse facility with 93 rental housing units, 94 vehicle parking spaces, 98 long-term bicycle parking spaces, and 10 short-term bicycle parking spaces. We certified the TIS as complete and reliable on August 26, 2013.

The Project will generate a total of:

- 268 daily vehicle trips including, 33 AM and 22 PM peak hour vehicle trips,
- 192 daily transit trips (15 AM Peak/18 PM Peak hour transit trips),
- 34 daily pedestrian trips (3 AM/3 PM Peak hour transit trips) and
- 40 daily bicycle trips (3AM/3 PM Peak hour bicycle trips).

The TIS indicated no Planning Board Special Permit Transportation Criteria were exceeded. The full TIS summary sheets are attached. The TIS was also conservative because it did not subtract existing J&C Adams vehicle trips which will be eliminated. Below are our comments for the Project:

- **Automobile Parking.** The Project proposes 94 parking spaces for 93 units which meets the minimum zoning parking requirement. We also believe parking will be more than sufficient to meet the Project needs based on the following:
  - The Project is about a 15 minute or less walk to Alewife Station and bus routes 74, 75, and 78.
  - There is an average of 0.94 vehicles per rental housing unit in the Project's Census Tract based on the 2007-2011 American Community Survey.
  - A peak parking utilization study at the adjacent 87 New Street residential building found a maximum of 0.78 vehicles per unit at 11:30 PM on Tuesday July 30, 2013.

We recommend that the project be obligated to accommodate every resident's vehicle or vehicles, visitor vehicles and any building management staff vehicles on site (e.g. some residents will have one vehicle, some will have no vehicle, some will have two vehicles; all vehicles must be accommodated on-site).

- **Bicycle Parking.** The project will meet the zoning requirements for long-term and short-term bicycle parking spaces. The City is also exploring a future multi-use path along the rail-road right-of-way behind the building. We recommend that prior to the issuance of a Building Permit, the Proponent should demonstrate to TP&T and CDD how the Project will connect directly to the rail-road right of way without needing to carry a bicycle up or down stairs.

- **Residential TDM.** Lastly, to minimize project traffic impacts we recommend that the Proponent implement Transportation Demand Management (TDM) measures to encourage walking, bicycling, and transit, instead of driving. The Proponent should:
  - Make available at least one parking space on site for a carsharing vehicle. The best on-site location would be in the proposed drop-off area which would make the carshare vehicle(s) accessible to the Proposed Project, adjacent 87 New Street residents building, and the public.
  - Provide an MBTA Bike Charlie Card, with the value of a combined bus/subway pass (currently set at \$70 but is subject to MBTA fare increases) to each adult member of a new household during the first month of initial occupancy of a new household. Up to two Charlie Cards total per household are required. This requirement renews each time a new household moves in to incentivize new households to use public transportation.
  - Post information in an area that is central, visible, convenient, and accessible to all residents and visitors such as:
    - Available pedestrian and bicycle facilities in the vicinity of the Project site.
    - MBTA maps, schedules, and fares.
    - Area shuttle (i.e. EZ-Ride Shuttle) map and schedule.
    - “Getting Around in Cambridge” map (available at the Cambridge Community Development office).
    - Bicycle parking.
    - Ride-matching and Car-sharing information.
    - Other pertinent transportation information.
  - Provide air pumps and other bicycle tools, such as a “fix-it” stand in the bicycle storage areas.
  - Designate a Transportation Coordinator (TC) for the site to manage the TDM program. The TC will also oversee the marketing and promotion of transportation alternatives to all residents at the site in a variety of ways including posting information in prominent locations, Project’s web site and property newsletter, and responding to individual requests for information.
  - The TC should participate in any TC trainings offered by the City of Cambridge or local Transportation Management Associations.
  - Join local Transportation Management Association (TMA) if one is created in the area.

Cc: Susanne Rasmussen, Stuart Dash, Roger Boothe, Cara Seiderman, Stephanie Groll, CDD; Adam Shulman, TPT; Kin Lau, AbodeZ Development.

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

**Project Name:** 75 New Street Residential Development

**Total Data Entries = 19**

**Total Number of Criteria Exceedences = 0**

**a. Project Vehicle Trip Generation**

Time Period	Criteria (trips)	Build	Exceeds Criterion?
Weekday Daily	2,000	268	No
Weekday AM Peak Hour	240	33	No
Weekday PM Peak Hour	240	22	No

**b. Level of Service (VLOS) at Signalized Intersections**

There are no signalized study intersections

**c. Traffic on Residential Streets**

Roadway	Reviewed Segment	Amount of Residential	AM Peak Hour			PM Peak Hour		
			Existing (2013)	Project Trips	Exceeds Criteria?	Existing (2013)	Project Trips	Exceeds Criteria?
Concord Avenue	Between Sozio Rotary and Fern Street	>1/3 but <1/2	1,249	2	N	984	5	N
New Street	Between Bay State Road and Danehy park	1/3 or less	414	30	N	716	20	N
Bay State Road	Between New Street and Fern Street	1/2 or more	396	8	N	586	2	N

**d. Lane Queue (for signalized intersections critical lane)**

There are no signalized study intersections

**e. Pedestrian and Bicycle Facilities**

Intersection	Crosswalk	AM Peak			PM Peak		
		Existing 2013	Build 2013	Exceeds Criterion?	Existing 2013	Build 2013	Exceeds Criterion?
Sozio Rotary	North (east side)	A	A	N	A	A	N
	North (west side)	A	A	N	A	A	N
Concord Avenue Crossing	west of Sozio Rotary (signalized)	C	C	N	C	C	N
Concord Avenue Crossing	east of Sozio Rotary (signalized)	C	C	N	C	C	N

Adjacent Street	Link	Sidewalks or Walkways Present?	Exceeds Criteria	Bicycle Facilities or Right of Ways Present?	Exceeds Criteria
New Street	Adjacent to the Site 75 New Street	Y	N	Y	N

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

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

**PROJECT NAME:** 75 New Street Residential Development  
 Address: 75 New Street, Cambridge MA  
 Owner/Developer Name: AbodeZ Development  
 Contact Person: Kin Lau  
 Contact Address: 277 Broadway, Cambridge, MA 02139  
 Contact Phone: 617-945-8100

**SIZE:**  
 ITE sq. ft.: 93 residential rental units  
 Zoning sq. ft.: 96,049  
 Land Use Type: Residential

**PARKING:**  
 Existing Parking Spaces: 31 Use: Commercial  
 New Parking Spaces: 93 (+ 4 short-term) Use: Residential  
 (Net addition, 66 spaces)  
 Date of Parking Registration Approval: N/A

**TRIP GENERATION:**

	Daily	AM Peak Hour	PM Peak Hour
Total Trips	534	54	46
Vehicle	268	33	22
Transit	192	15	18
Pedestrian	34	3	3
Bicycle	40	3	3

**MODE SPLIT (PERSON TRIPS):**

Vehicle (SOV): 37%      Bicycle: 6%  
 Rideshare (HOV): 8%      Pedestrian: 5%  
 Transit: 29%      Work at Home/Other: 15%

**TRANSPORTATION CONSULTANT:**

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

Date of Building Permit Approval: \_\_\_\_\_