



CITY OF CAMBRIDGE
Traffic, Parking and Transportation
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MEMORANDUM

To: Cambridge Planning Board
From: Susan Clippinger, Director TP&T
Date: March 15, 2007
Re: 777 Memorial Drive, Nordic Properties, Inc.

We have completed our review of the Transportation Impact Study (TIS) for the Proposed 777 Memorial Drive condominium project by Nordic Properties, Inc. Based on staff review, the TIS is certified as complete and reliable.

The 777 Memorial Drive project will create 47 condominium units. The Project is anticipated to generate 16 AM and 18 PM peak hour vehicle trips and 9 AM and 10 PM peak hour transit trips.

The site currently has an existing parking garage and surface parking lots, which can accommodate 173 parking spaces. After the project is complete the surface parking lot on the Memorial Drive side will be eliminated and the parking garage and surface parking on the Florence Street side of the site will be re-striped to accommodate 170 spaces. Parking will be provided according to the zoning requirements at 1 space per 1 dwelling unit, 1 space per two hotel rooms, 1 space per 20 restaurant seats and 1 space per 300 sf of meeting room space. Zoning requires 169 parking spaces and the site will have 170 parking spaces.

There were two restaurants on site with a total of 270 seats (Bisuteki and Dionysos). In the future, there will be one restaurant with 200 seats (a reduction of 70 seats on-site).

The TIS reviewed 37 indicators and determined that the project will not exceed any Planning Board Special Permit transportation criteria. Attached is the Special Permit Criteria Summary Sheets.

The TP&T Department supports the proposed modifications to the drop-off area off Pleasant Street. The plan includes level pedestrian crossings at the driveways, which will greatly improve the pedestrian conditions for Pleasant Street. We also support closing the existing site access to the common way south of the building and landscaping improvements around the site. The Building Permit plan set will need to demonstrate that the site includes an accessible pedestrian path to the hotel entrance from the Pleasant Street sidewalk and provide a new 10-foot wide concrete sidewalk on the Memorial Drive side pending Department of Conservation and Recreation (DCR) approval.

The project site will be required to have a minimum of 36 bicycle parking spaces (1 bicycle space per two housing units plus 1 bicycle space per 10 non-residential parking spaces). In addition, there shall be short-

term bicycle parking at the hotel and restaurant entrances. Signage should be provided to direct cyclists where to access bicycle parking and to indicate to motorists that they should be aware of and look for cyclists in the garage. Approval must be obtained from the TP&T and CDD Departments on the locations and type of bicycle racks prior to the Building Permit sign-off by the TP&T Department.

We have been working with the proponent on their project and support its approval with the following TDM measures to reduce single occupancy vehicle (SOV) trips.

- Post public transportation schedules and available pedestrian and bicycle facilities in the vicinity of the project site in a centralized location for both residents and hotel users.
- Provide a Charlie card with the value of a one-month Link pass to each adult member of a new household after the household has established residency.
- Provide new residents a packet that will provide information on: available bicycle resources in the area, Bike maps, MBTA maps and schedules, and Charles River pathways including the mileage loops.
- Make bicycles available for hotel guests.
- Provide a bicycle air pump at the bicycle storage area and post and stock bike maps for hotel guests and residents.
- Offer a minimum of one (1) on-site car-sharing parking space.

Cc: Beth Rubenstein, CDD
Liza Paden, CDD
Roger Boothe, CDD
Cara Seiderman, CDD
Susanne Rasmussen, CDD
Michael Muehe, Human Services
Adam Shulman, TP&T
Lori Shattuck, Vanasse & Associates

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Special Permit Transportation Impact Study (TIS)

Summary Sheet

Planning Board Permit Number: 223

Project Name: 777 Memorial Drive Residential

Address: 777 Memorial Drive, Cambridge

Owner/Developer Name: Nordic Properties, Inc.

Contact Person: Mr. Todd Fremont-Smith

Contact Address: Nordblom Company/Nordic Properties
15 Third Avenue
Burlington, MA 01803

Contact Phone: _____

ITE sq. ft.: 47 Units

Zoning sq. ft.: _____

Land Use Type: Condominium

Existing Parking Spaces: 0 Use: Residential

New Parking Spaces: 47 Use: Residential

Date of Parking Registration Approval: _____

Trip Generation:	Daily	AM Peak Hour	PM Peak Hour
Total Trips	342	29	33
Vehicle	182	16	18
Transit	110	9	10
Pedestrian	34	3	3
Bicycle	16	1	2

Mode Split (person trips):

Vehicle:	<u>54</u>	%
Transit:	<u>29</u>	%
Pedestrian:	<u>9</u>	%
Bicycle:	<u>4</u>	%
Work from Home:	<u>4</u>	%

Transportation Consultant: Vanasse and Associates, Inc.

Contact Name: F. Giles Ham, P.E.

Phone: 978-474-8800

Date of Building Permit Approval: _____

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 Special Permit Transportation Impact Study (TIS)

Planning Board Criteria Performance Summary

Planning Board Permit Number: 223

Project Name: 777 Memorial Drive

Total Data Entries = 37

Total Number of Criteria Exceedences = 0

1. Project Vehicle Trip Generation

Weekday = 182 AM Peak Hour = 16 PM Peak Hour = 18

Meets Criteria? [Y/N]	Y/Y/Y
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2. Level of Service (LOS)

Intersection	A.M. Peak Hour			P.M. Peak Hour		
	Existing	With Project	Meets Criteria?	Existing	With Project	Meets Criteria?
Memorial Drive at Pleasant Street Extension	F	F	Y (3.4)	F	F	Y (3.8)
Pleasant Street at Florence Street/Apartments	A	A	Y	B	B	Y
Pleasant Street Extension at Site Driveway	B	B	Y	B	B	Y

3. Traffic on Residential Streets

Street Segment	A.M. Peak Hour			P.M. Peak Hour		
	Existing Volume	With Project	Meets Criteria?	Existing Volume	With Project	Meets Criteria?
Pleasant Street Ext./Memorial Drive to Florence Street	295	305	Y	320	332	Y
Pleasant Street Ext./Florence Street to Putnam Avenue	248	254	Y	314	320	Y
Memorial Drive/Pleasant Street Ext. to River Street	2,781	2,786	Y	2,547	2,553	Y
Florence Street/Pleasant Street to Magazine Street	53	53	Y	191	191	Y

4. Lane Queue (for Signalized Intersections Critical Lane)

Intersection	No. of Lanes Analyzed	A.M. Peak Hour			P.M. Peak Hour		
		Existing	With Project	Meets Criteria?	Existing	With Project	Meets Criteria?
Memorial Drive at Pleasant Street Extension	5	10	10	Y	17	17	Y

5. Pedestrian and Bicycle Facilities (for Critical Pedestrian Crossing)

Intersection	A.M. Peak Hour			P.M. Peak Hour		
	Existing PLOS	With Project	Meets Criteria?	Existing PLOS	With Project	Meets Criteria?
<i>Memorial Drive at Pleasant Street Ext.:</i>						
Crossing Memorial Drive (North)	C	C	Y	C	C	Y
Crossing Memorial Drive (South)	C	C	Y	C	C	Y
Crossing Pleasant Street Ext. (East)	C	C	Y	C	C	Y
<i>Pleasant Street at Florence Street and Apartment Driveway:</i>						
Crossing Pleasant Street (East)	B	B	Y	B	B	Y
Crossing Florence Street (South)	A	A	Y	A	A	Y

Adjacent Street or Public Right-of-Way	Sidewalks or Walkways Present?	Bicycle Facilities or Right-of-Ways Present?
Memorial Drive	Y	Y
Pleasant Street Extension	Y	Y
On-Site:	Y	Y