

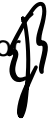


CITY OF CAMBRIDGE

TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board

From: Joseph E. Barr, Director 

Date: March 10, 2020

Subject: MITIMCo Kendall Square South of Main Street Minor Amendment (PB #303)

The Cambridge Traffic, Parking, and Transportation Department (TP+T) has reviewed the request submitted by the Massachusetts Institute of Technology Investment Management Company (MITIMCo) for Minor Amendment #3 to the Planned Unit Development Special Permit for the MIT Kendall Square Initiative South of Main Street project (Planning Board #303). As noted in the application materials, this request applies only to the Traffic Mitigation and Monitoring Requirements and does not include any changes to the approved uses, the amount of approved GFA, or the GFA allocation between uses associated with the approved Special Permit.

This minor amendment seeks to replace the existing mitigation requirement that the applicant upgrade the signal equipment at the intersection of Main Street, Vassar Street, and Galileo Galilei Way, with a \$250,000 financial contribution to be utilized for future traffic signal improvements at this same location. This request is based on multiple discussions with Traffic, Parking, and Transportation staff, and a resulting recognition that the applicant could not fully build out the proposed improvements at this time. This is due to changes to the design of the intersection that the City wishes to make in the future, but that were designed subsequent to the original approval for this Special Permit. Were the applicant to attempt to build these improvements now, they would wind up placing new signal equipment in locations that would be suboptimal (and potentially infeasible) based on the future design, which would then require the City to relocate or replace this equipment when those overall intersection improvements are implemented. As a result, the discussions between the applicant and City staff led to the conclusion that the best solution would be for the applicant to provide funding for replacing this signal equipment in the future, which the City could then use at the point when the overall intersection improvements are being built.

The funds for these improvements would be placed in an escrow account for use by the City. The exact details of this escrow process are being worked out between MITIMCo and the City, but we are confident that this agreement will be finalized in the near future.

As a result of these past discussions and the resulting conclusions, I am supportive of this amendment and recommend that the Planning Board approve this request.