




CITY OF CAMBRIDGE
Traffic, Parking and Transportation
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MEMORANDUM

To: Cambridge Planning Board
From: Joseph E. Barr, Director 
Date: April 14, 2016
Re: 95-99 Elmwood Street (PB#308)

The Traffic, Parking & Transportation (TP&T) Department has reviewed the Planning Board Special Permit Application for the 95-99 Elmwood Street project by 95-99 Elmwood Street, LLC. The proposed project will demolish two existing buildings located at 95 and 99 Elmwood Street (currently Dick's Auto Body) and construct a new 34-unit residential building totaling 36,274 square feet, with 33 underground parking spaces, one (1) at-grade handicap accessible van parking space, 39 long-term bicycle parking spaces, and 4 short-term bicycle parking spaces. The project also includes a 480 square foot retail space that will front the Alewife Linear Path.

The project size is below the Article 19.23 threshold to require a Traffic Impact Study, and so none is required. Based on observed driveway counts at other multi-family residential projects in Cambridge, TP&T estimates the project will generate around 7 vehicle trips in the AM peak hour and about 6 vehicle trips in the PM peak hour. We therefore believe the project's traffic impact will be minor. However, TP&T has worked with the Applicant and provided comments on matters related to access, egress, circulation patterns and other transportation considerations for the site.

Street Access

Elmwood Street is a 40-foot wide unaccepted street in Cambridge. Most of the length of the street is located in Somerville, with approximately 175 feet at the end of the street located in Cambridge. It dead-ends at Linear Park.

- TP&T supports the applicant's plan to construct a sidewalk along the site frontage, as approved by the Department of Public Works.
- TP&T recommends that the applicant approach adjacent property owners and the City of Somerville to determine if it is feasible to extend such a sidewalk to the Tannery Brook Row/Elmwood Street intersection, either as part of this project or in the future, and report to TP&T on how that might be accomplished.
- TP&T also recommends that the property owner maintain the street trees, landscaping and clear snow and ice off the sidewalk fronting the project. The applicant will also need to be responsible for snow clearing on the street and sweeping.

Vehicle and Bicycle Parking

The project proposes 1.0 parking space per unit, which meets zoning requirements. The proposed project is also well served by public transportation, including MBTA bus stops, Davis Square Station, and a Hubway station at Linear Park/Mass. Avenue. TP&T believes that the project will not adversely impact parking on city streets. In addition, the project will meet or exceed the city's requirements for both long-term and short-term bicycle parking, and the location is well served by Linear Park and other nearby bicycle/pedestrian connections.

- **On-site parking management, such as parking fees, should take into account parking use and needs to accommodate all the residents, visitors and retail employee vehicles on-site, as feasible, and attempt to avoid or minimize spillover parking. If requested by TP&T, the applicant, within 30 days of the request, should provide TP&T information on the number of parking spaces rented or leased and peak occupancy.**
- **Prior to the Building permit, TP&T will review the design of parking areas to make sure the parking spaces are designed to be as functional as possible for drivers to maneuver in and out the spaces, which may result in only minor adjustments to the garage layout plan.**
- **Prior to the Building permit, TP&T will review the design and layout of bicycle parking facilities to ensure that applicable City standards are met. This may also require minor adjustments to the layout shown in the Application Documents.**

In order to further promote the city's transportation policy goals, TP&T recommends that the Project be required to **implement the following TDM measures** to encourage residents to choose preferred modes of transportation, including transit, bicycling and walking over traveling by single-occupancy vehicles. Such measures are key to ensure that the project achieves a low level of vehicle trip impact as predicted.

- a. To establish the habit of using mass transit, each adult member of each household (up to 2) upon move-in will be offered a Charlie Card valued at the cost of 50% of a bus/subway pass at the current fare rate, for 3 consecutive months. For condominiums, this benefit will apply to original condominium owners only. For rental apartments, this benefit will end after 3 months for the household and begins anew upon unit turnover.
- b. Provide air pumps and other bike tools in the bicycle storage areas.
- c. Install a real-time multimodal transportation display screen to help people decide which mode to choose for each trip or post at a transportation information center located in an area that is central, visible, convenient, and equally accessible to all residents and visitors. The center will feature information on:
 - Available pedestrian and bicycle facilities in the vicinity of the Project site.
 - MBTA maps, schedules, and fares.
 - Area shuttle map and schedule, if one exists.
 - "Getting Around in Cambridge" map (available at the Cambridge Community Development office).
 - Location of bicycle parking.
 - Hubway regional bikeshare system
 - Carsharing/Ride-matching programs.
 - Other pertinent transportation information.
- d. The Property owner of condominium association shall designate a transportation coordinator (TC) for the site to manage the TDM program. The TC will also oversee the marketing and promotion of transportation options to all residents at the site in a variety of ways:
 - Posting information in a prominent location in the building and on the project's website, social media, and property newsletters.
 - Responding to individual requests for information in person and via phone and email.

- Provide one new resident packet of transportation information to units upon move-in.
- e. The TC will participate in any TC trainings offered by the City of Cambridge or local TMA (note that the Alewife TMA is located within reasonably close proximity to this site).