




**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:** Joseph E. Barr, Director   
**Date:** June 21, 2016  
**Re:** 95-99 Elmwood Street (PB#308)

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The Cambridge Traffic, Parking and Transportation Department (TP&T) has reviewed the revised set of plans and the attached Street & Property Maintenance Agreement by Hope Legal Law Offices dated June 10, 2016, and signed by William Senné and Adam Siegel, on behalf of 95-99 Elmwood Street LLC.

TP&T generally supports the revised plan materials dated 5/23/16. The revised plans continue to show a sidewalk along the frontage of the site. Final sidewalk, landscaping, bicycle parking and other project design elements shall be subject to approval by the City prior to the issuance of the Building Permit.

TP&T also generally supports the Applicant's commitments described in the Street and Property Maintenance agreement. It should be reiterated that Elmwood Street is a private street rather than an accepted public way, and therefore responsibility for all maintenance and operation will fall to the abutting private property owners.

As a result of the additional information, TP&T recommends that the Planning Board consider adding the following condition to any special permits that may be granted for this project.

- In general accordance with the attached Street & Property Maintenance Agreement by Hope Legal Law Offices dated June 10, 2016, and signed by William Senné and Adam Siegel, on behalf of 95-99 Elmwood Street LLC, the owner of 95-99 Elmwood Street shall be responsible for the cost and expense of maintaining the areas adjacent to the property, including the sidewalk, street paving, pavement markings, street trees, landscaping, bicycle parking, lighting, and fencing/bollards, and including such activities as parking management, snow and ice removal, trash removal, and street sweeping, in order to ensure unimpeded access by emergency vehicles to and from the site as well as unimpeded public pedestrian and bicycle access to Linear Park, subject to the following additional provisions:
  - a. Any street signs should not appear to look similar to standard City signs and should be reviewed by TP&T prior to being installed.
  - b. TP&T and the Cambridge Police Department should be informed of any parking regulations and proposed enforcement mechanisms.
  - c. Parking regulations should take into account the needs for emergency vehicle access.

- d. The owner may share street and sidewalk maintenance responsibilities with other property owners or entities through mutual agreements.
- e. The attached Street & Property Maintenance Agreement may be amended in the future by mutual agreement of the property owner and the City of Cambridge.

TP&T continues to recommend that the following conditions be incorporated from our April 14, 2016 memo:

- 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.
- 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, particularly in light of the fact that building residents will not be eligible to receive Somerville residential parking permits. 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.
- TP&T recommends that the Project be required to implement the following TDM measures:
  - 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).

## HOPE LEGAL LAW OFFICES

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H Theodore Cohen, Chairman  
Cambridge Planning Board  
Cambridge, MA 02139

June 10, 2016

Re: 95-99 Elmwood Special Permit #308  
(Street & Property Maintenance Agreement)

Dear Chairman Cohen:

Below is a list of commitments being proposed by 95-99 Elmwood Street, LLC (the "Owner") regarding the maintenance and operation of the proposed multi-family development at 95-99 Elmwood Street (the "Premises") and the northerly portion (150'+/-) of Elmwood Street abutting the Alewife Linear Park bicycle and walking path.

**Linear Path Access** – The Owner shall, in accordance with the plans submitted to the Cambridge Planning Board Special Permit #308, construct an ADA compliant sidewalk along the Premises frontage and access points to the Linear Path including landscaping, bicycle parking and other design elements as depicted in the revised submission materials. The sidewalk and access points shall be constructed in a manner that is pedestrian and bicycle friendly and will be designed specifically to allow opportunities for future changes and improvements to that section of Elmwood Street. The Owner shall not cause access to the Linear Path to be obstructed or impeded in anyway shall bear the cost and expense of maintaining the sidewalk, landscaping and fencing/bollards adjacent to the premises.

**Street Maintenance** – The Owner shall initially regrade and pave along the frontage of the Premises. Additionally the Owner has started discussions with the City of Somerville to pave all of Elmwood starting from Tannery Brook Row as part of a public infrastructure improvement for the utility connections into Somerville. The landscaping and cleanup will be handled by a private contractor, with hand pick-up of trash, and leaf blower/broom cleaning of the street and sidewalk. The Owner shall not cause access to the dead-end spur on Elmwood to be obstructed in any manner that would limit or impede access to the Linear Path for pedestrians or cyclist. The Owner shall continue working collaboratively with the Cambridge Community Development and abutters to further activate the dead-end spur of Elmwood Street in a manner that supports the Owner's project, the Linear Path and the surrounding community.

**Trash & Recycling** – The trash and recycling shall be removed by a private trash removal company, with two, two yard dumpsters for trash and six (6)-eight (8) recycling bins or more as needed. The building management will move the trash and recycling to the street curb once weekly, and a private disposal company will pick it up.

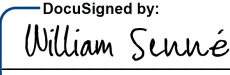
**Snow Removal** - We are anticipating a standard snow removal contract for plowing Elmwood street snow. Snow deposits will be pushed to the south western most corner of Elmwood street, and in between the trees in front of the building. We will have radiant heating for the sidewalk, garage, and handicap van space, so as to keep the area generally ahead of schedule and safe. Our maintenance staff will take care of the rear walkways by snowblower and shovel with ice melt as needed. The Owner shall use best efforts to ensure that snow removal activities will not impede safe access to the Linear Path.


**Common Area Maintenance** - A property manager typically will walk the common areas once weekly to assess cleanliness and arrange for repairs. All common areas including the exterior walkways, elevators, and stairways will be cleaned weekly.

**Street Parking** – The Owner shall consult with the neighbors and abutters to regulate parking along the area that abuts its frontage (approximately 150' +/-) to provide for two hour visitor and resident only parking. Any vehicle parking spaces on Elmwood shall be designed to as to not impede access to the Linear Park by pedestrian or bicycle traffic.

Executed this 10th day of June, 2016 as a sealed instrument

95-99 Elmwood Street, LLC

By:   
Name: William P. Senné  
Title: Managing Member

By:   
Name: Adam Siegel  
Title: Managing Member