


CITY OF CAMBRIDGE
Traffic, Parking and Transportation
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MEMORANDUM

To: Cambridge Planning Board
From: Joseph E. Barr, Director 
Date: May 27, 2016
Re: 95 Fawcett Street project (PB#309)

The Traffic, Parking and Transportation Department (TP&T) reviewed the updated Special Permit Submission materials for the proposed 95 Fawcett Street project, dated April 13, 2016. TP&T offers the Planning Board the following comments:

1. The updated Project is proposing 44 parking spaces for 44 units, instead of 48 parking spaces. The parking supply will meet minimum zoning requirement for the Project. TP&T generally believes that providing more parking spaces than minimum zoning could encourage auto ownership, traffic impacts, and increase housing costs. We also believe the reduction in 4 spaces will not cause a significant impact to on-street parking in the area. Therefore, TP&T supports the change to 44 parking spaces.
2. The Project has relocated the location of the automobile elevator within the parking garage to transport cars to the lower garage level. TP&T believes the new location will provide more flexibility for drivers to maneuver in and out of the elevator. We also continue to recommend the comments in our March 9, 2016 Planning Board memo and updated below:
 - o Prior to a building permit, the applicant should provide elevator specifications to ISD and TP&T along with a maintenance plan and a contingency plan describing how the garage would be managed if the elevator were out of service. TP&T also recommends that the property owner be obligated to contact TP&T and ISD if the automobile elevator is out of service, report when it will be repaired, and provide an update when the repair is complete and the elevator is back in service.
3. The project provided short-term bicycle parking near the building front entrance, but on a stairway landing. Although the location was under a canopy for weather protection, it was not an accessible location. After discussions with City staff, the applicant has relocated the short-term bike parking. TP&T thanks the applicant for working with us on this issue and is satisfied with the final location for the short-term bike parking on a level landing along an accessible path near the Fawcett Street sidewalk.
4. TP&T continues to recommend the comments in our March 9, 2016 Planning Board memo, including:
 - o The final driveway design be approved by TP&T prior to issuance of a building permit, and not include landscaping elements over 3 feet tall that could block sightlines for vehicles exiting the driveway.

- The applicant should also consider providing automatic power assist doors to enter/exit the bicycle room, which will make it more convenient for cyclists.
- The applicant contribute \$25,000 to the City toward the continued feasibility studies and designs for the Alewife bicycle and pedestrian bridge and commuter rail station. The contribution should be made prior to the issuance of the project's Building Permit.
- The applicant contribute \$25,000 to the City toward funding a Hubway station to be located in the Quadrangle area. The final location of the Hubway station will be determined by the City and will provide another mobility option for residents and visitors. The contribution should be made prior to the issuance of the project's Building Permit.
- 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 the low level of vehicle trip impact anticipated in the TIS.
 - 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 (currently \$75 but subject to fare increases including, but not limited to, the increase to \$84.50 that takes effect on July 1, 2016) for 3 consecutive months. For condominiums, this benefit will apply to original condominium owners only. For 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, such as a "fix-it" stand in the bicycle storage areas.
 - c. The property owner of condominium association shall join the Alewife Transportation Management Association (TMA) including access to shuttle buses to/from Alewife MBTA station as provided by the TMA or a comparable shuttle service.
 - d. 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 Department office).
 - Location of bicycle parking.
 - Hubway regional bikeshare system
 - Carsharing/Ride-matching programs.
 - Other pertinent transportation information.
 - e. The Property owner of condominium association shall designate a transportation coordinator (TC) for the site to manage the TDM program and coordination with the TMA. 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 all units upon move-in.
 - f. The TC will participate in any TC trainings offered by the City of Cambridge or local TMA.