



CITY OF CAMBRIDGE
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MEMORANDUM

To: Cambridge Planning Board
From: Joseph E. Barr, Director *cc. for JB.*
Date: July 27, 2016
Re: 35 Cambridgepark Drive Project (PB#314)

The Traffic, Parking & Transportation Department (TP&T) has reviewed the Planning Board Special Permit Application for the proposed 35 Cambridgepark Drive Project, by The Davis Companies. The Project proposes an additional 47,139 SF of Gross Floor Area to an existing 137,635 SF Office building at 35 Cambridgepark Drive.

The Project does not trigger the zoning requirement for a Transportation Impact Study (TIS). However, TP&T has had discussions with the Applicant about the Project, and the Applicant has agreed to undertake a transportation study on the Project's trip generation and its impacts to the roadway network. The study is expected to be completed before this Project's second Planning Board hearing.

The Applicant has also been willing to begin discussions with the City about mitigation, including a package of Transportation Demand Management (TDM) measures to reduce vehicle trip generation and encourage walking, bicycling and transit. In addition, TP&T has been having discussions with the Applicant about potential transportation studies, as part of their Project's mitigation, to assist the City in ongoing transportation planning for the Cambridgepark Drive area, to provide a better understanding of traffic flow, origins, and destinations, and to identify potential changes to Steel Place and Cambridgepark Drive. These studies would commence if and when the Planning Board approves the Project and be completed before the issuance of the first Certificate of Occupancy for the Project (if not sooner).

TP&T would like to offer the Planning Board some of our initial comments for the Project:

Overall, TP&T believes that the proposed Project has many positive elements, such as reducing the over-built vehicle parking spaces at the site, adding bicycle parking spaces, adding ground floor retail space, and being located across the street from the Alewife MBTA station, making it a Transit Oriented Development (TOD) Project.

Various questions and issues, including, but not limited to, items listed below remain and require further work.

- Existing and proposed sidewalk widths for Steel Place and Cambridgepark Drive.

- Proposed new curb cut on Steel Place and site access and circulation. Can a vehicle make the 180 degree turn off of southbound Steel Place to access the parking garage? Can a vehicle make a left-turn off of northbound Steel Place to the parking garage without undue traffic impacts, and, will the new curb-cut have impacts on existing street trees?
- Are the long-term bicycle parking spaces in the parking garage located in the most desirable location to best support bicycling?
- Can the proposed two on-site surface handicap parking spaces be located elsewhere, instead of at the prominent corner of Cambridgepark Drive and Steel Place?
- Will the proposed location for a lobby doorway on the Steel Place frontage encourage jay-walking across Steel Place between the Alewife Station and Project, instead of directing people to cross at the signalized crosswalk at Cambridgepark Drive/Steel Place and enter the building from the Cambridgepark Drive frontage (which would have the additional benefit of activating the Cambridgepark Drive sidewalk with more people)?
- Does the number of proposed vehicle parking spaces meet the project's projected parking demand based on the expected number of employees and how they will commute to work?
- How exactly will the loading and delivery operations work (i.e. will trucks need to back-in off Steel Place?)
- Need to develop the full set of Transportation Demand Management measures that apply to the entire building.
- Parking management strategies.
- Generalized project transportation mitigation.

Lastly, TP&T wants to thank The Davis Companies for their ongoing coordination and cooperation with us and we look forward to continuing to work on this proposed project.