


CITY OF CAMBRIDGE
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MEMORANDUM

To: Cambridge Planning Board
From: Joseph E. Barr, Director 
Date: March 30, 2017
Re: 221 Concord Turnpike/Route 2 Project, Residences at Alewife Station (PB#326)

Criterion Development Partners is proposing a 320 unit development project located at 221 Concord Turnpike to replace the existing Lanes and Games and Gateway Inn. The Traffic, Parking and Transportation Department (TP&T) provided the Planning Board a memorandum, dated February 16, 2017 with comments and recommendations. TP&T has been working with Criterion on an ongoing basis and attended the February 20, 2017 Planning Board Special Permit hearing.

To address questions and comments raised by the Planning Board at the February hearing Criterion has submitted a Supplement to the Special Permit dated March 21, 2017. TP&T has reviewed the Supplement, which includes an increase in funding for the Development's transportation impact mitigation.

Criterion has offered to pave the multiuse pathway between Discovery Park and the Alewife MBTA station, subject to approvals by others as needed, including the state Department of Conservation and Recreation (DCR) and the Cambridge Conservation Commission. TP&T very strongly supports paving the pathway because it is a vital pedestrian and bicycle connection for traveling between the project site and Alewife Station. A smooth paved pathway will be safer and will allow for snow removal (which is not currently possible), as compared to the existing unpaved condition. TP&T has initiated discussions with DCR and the Conservation Commission about paving the path, and has received positive initial feedback. However, given that full approval from both agencies would be required to move this improvement forward, Criterion has offered that should it not be possible to pave the path, they will provide \$75,000 to the City to benefit transportation conditions in the Alewife area, to be used in manner to be determined by the City. Criterion has already agreed to provide \$125,000 to the City for other transportation mitigation items; this funding would be in addition to those existing commitments.

Based on input from Planning Board members, Criterion has also committed to provide a shuttle service for residents, connecting to the nearby local area shopping centers. The shuttle service will be an incentive for residents to not own a vehicle and/or reduce single occupancy vehicle use. It will be free of charge for tenants with stops that include both the Alewife Brook Parkway Shopping Center (Trader Joe's) and Fresh Pond Mall (Whole Foods). It will provide a minimum of two round trips per week, however TP&T recommends that the schedule be increased as demand dictates based on residents' requests, ridership, and the surveys conducted for the project's transportation monitoring and reporting program. The shuttle could also potentially be available to residents at Vox on Two, which could help residents meet each other and help foster this growing neighborhood. Criterion also discussed facilitating social events and groups,

such as walking and bicycling clubs, which TP&T thinks would be another excellent measure to shift people from automobile use to more healthy and sustainable forms of transportation.

TP&T supports the proposed project, and if any Special Permit is granted by the Planning Board, we recommend that it be conditioned on the mitigation in TP&T's February 16, 2017 memo, this memo, and the commitments made by the Applicant in the March 21, 2017 Supplement to Special Permit Application.