



**CITY OF CAMBRIDGE**  
**Traffic, Parking and Transportation**  
344 Broadway  
Cambridge, Massachusetts 02139

www.cambridgema.gov/traffic

Joseph E. Barr, Director  
Stephanie McAuliffe, Assistant Director for Parking Management  
Brooke McKenna, Assistant Director for Street Management

Phone: (617) 349-4700  
Fax: (617) 349-4747

## MEMORANDUM

**To:** Cambridge Planning Board  
**From:** Joseph Barr, Director   
**Date:** May 17, 2018  
**Re:** Alexandria Real Estate Equities, Inc. Amendment #3 (Major), Special Permit Project Review, and Design Review for 50 Rogers Street (Planning Board Special Permit #243)

---

The Cambridge Traffic, Parking, and Transportation Department (TP&T) has reviewed the Alexandria Real Estate Equities, Inc. (ARE) application for Amendment #3 (Major), Special Permit Project Review, and Design Review for 50 Rogers Street (Special Permit #243). The Major Amendment is proposing 136 housing units, located at 50 Rogers Street and 102 on-site parking spaces (0.75 spaces per unit), instead of the originally permitted 150 units and 150 off-site parking spaces, located at other Alexandria parking garages. The Amendment also proposes to renovate and continue to use the existing 161 First Street building (approximately 30,300 square feet) for office space, including 10,000 square feet of innovation space. That 161 First Street building will be served by 18 parking spaces (0.9 spaces per 1,000 square feet) at Alexandria's existing 75/125 and 50/60 Binney Street parking garages. The 50 Rogers Street residential project will include 132 long-term and 10 short-term bicycle parking spaces.

TP&T submitted to the Planning Board a memo, dated April 12, 2018, with our initial comments on the Major Amendment, Special Permit Project Review, and Design Review for 50 Rogers Street, for the initial Planning Board hearing, held on April 17, 2018. Subsequent to the hearing, TP&T has been working with Alexandria and their consultants and believe our comments have been satisfactorily addressed. Below is a summary of the project changes or answers to our questions:

1. In TP&T's April 12, 2018 memo, we stated that we believe the 50 Rogers Street project's bicycle parking plan meets the City's bicycle parking guidelines. We asked, however, for clarification about how residents will access the bicycle room in the basement

Alexandria responded by stating that bikes will be brought to the basement bicycle parking area through the ground floor lobby and elevator. TP&T believes that is reasonable (given that the parking garage ramps are too steep), and as we stated in our April 12, 2018 Planning Board memo, **TP&T recommends that it be explicitly stated that bikes can be wheeled through the lobby, such as written in residents' rental agreements and/or signs in the lobby, to prevent any potential misunderstanding and/or changes in policy.** In our April 12, 2018 memo, TP&T also recommended the doors to/from the bicycle room have power assist opening to be convenient for cyclists transporting a bike. Alexandria has indicated that the intent is to provide power assist doors.

2. In TP&T's April 12, 2018 memo, we asked if the existing curb cut on Binney Street will be closed since loading and service deliveries for the 161 First Street building is now proposed off Rogers Street.

Alexandria confirmed that the Binney Street curb cut will be closed, and they will apply for a new curb cut on Rogers Street. **TP&T supports closing the curb cut on Binney Street because it will reduce vehicle, bicycle and pedestrian conflicts on Binney Street.**

3. TP&T reviewed truck turning movement diagrams for the proposed new curb cut on Rogers Street, and although it will be tight, we believe it will be functional for single-unit 30 foot delivery trucks or smaller size trucks. **To minimize conflicts between vehicles, pedestrians and bicyclist when trucks are backing in or out the 161 First Street loading and delivery driveway, the project will install "vehicle exiting" warning equipment if feasible.**
4. In TP&T's April 12, 2018 memo, we asked if the 161 First Street loading and delivery driveway will be used to serve both the 161 First Street building and 50 Rogers Street building.

Alexandria stated that the proposed driveway will be used solely for 161 First Street loading and deliveries. The 50 Rogers Street residential building will use curbside trash pick-up and resident's moving days will be similar to other residential building in East Cambridge, whereas the resident or property manager can obtain a street occupancy permit for the moving truck. TP&T has no issues with that management plan.

5. TP&T worked with Alexandria and their traffic consultant, VHB, on the 50 Rogers Street building's driveway sightline analysis for vehicles exiting the parking garage. Several changes have been made that has satisfied TP&T's sightline comments, including the following:
  - a. An opening/window has been added on the left side of the driveway for additional visibility between drivers exiting the garage and pedestrians on the sidewalk,
  - b. The project has committed to installing "vehicle exiting" warning equipment, and,
  - c. The project has committed to only low plantings on the right side of the driveway so views are not blocked by shrubs.

Based on our work with Alexandria and their consultants and the changes to the project discussed above, TP&T supports the Alexandria Real Estate Equities, Inc. Amendment #3 (Major), Special Permit Project Review, and Design Review for 50 Rogers Street (Planning Board Special Permit #243). We look forward to continuing to work with Alexandria as their development projects move forward.