



55 Wheeler Street  
Cambridge, Massachusetts

May 3, 2017

## Presentation to the TRANSIT ADVISORY COMMITTEE

DiMella  
Shaffer  
Architecture | Interior Design | Planning

WESTBROOK PARTNERS

REDGATE™

Landscape Architect:  
Landworks Studio

Civil and Environmental Engineer:  
WSP- Parsons Brinkerhoff

Traffic Engineer:  
Vanasse Hangen Brustlin

Structural Engineer:  
L.A. Fuess Partners

MEP Engineer:  
CES Consulting Engineering Services

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Owner



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Architecture

REDGATE™

Development Manager



Transportation Consultant

landworks > studio inc.

Landscape Architecture



Legal Counsel



Civil Engineer

NEW ECOLOGY



Community-Based Sustainable Development

Sustainability Consultant

*goulston & storrs*  
counsellors at law  
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Legal Counsel

55 WHEELER STREET  
PROJECT TEAM

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# 55 WHEELER STREET PROJECT OVERVIEW

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Wheeler Street Looking North



Abutter's Side Yard



Existing Building



Existing Parking Area Looking North



Existing Parking Area Looking West



Existing Parking Area Looking South



Fawcett Street Extension Looking East



West Property Line Looking North



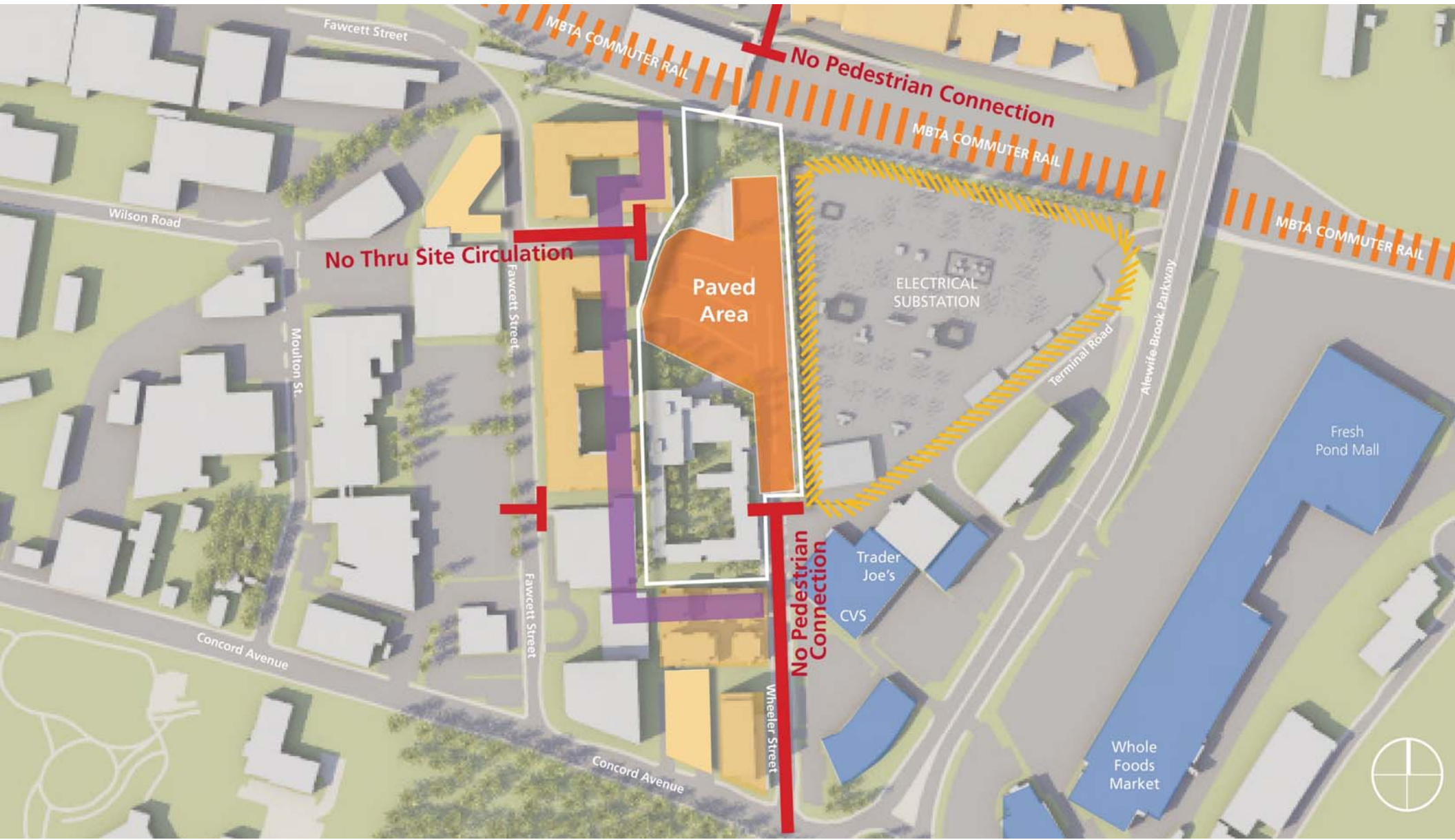
West Property Line Looking South

# 55 WHEELER STREET EXISTING SITE PHOTOS

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No Thru Site Circulation

Paved Area

No Pedestrian Connection

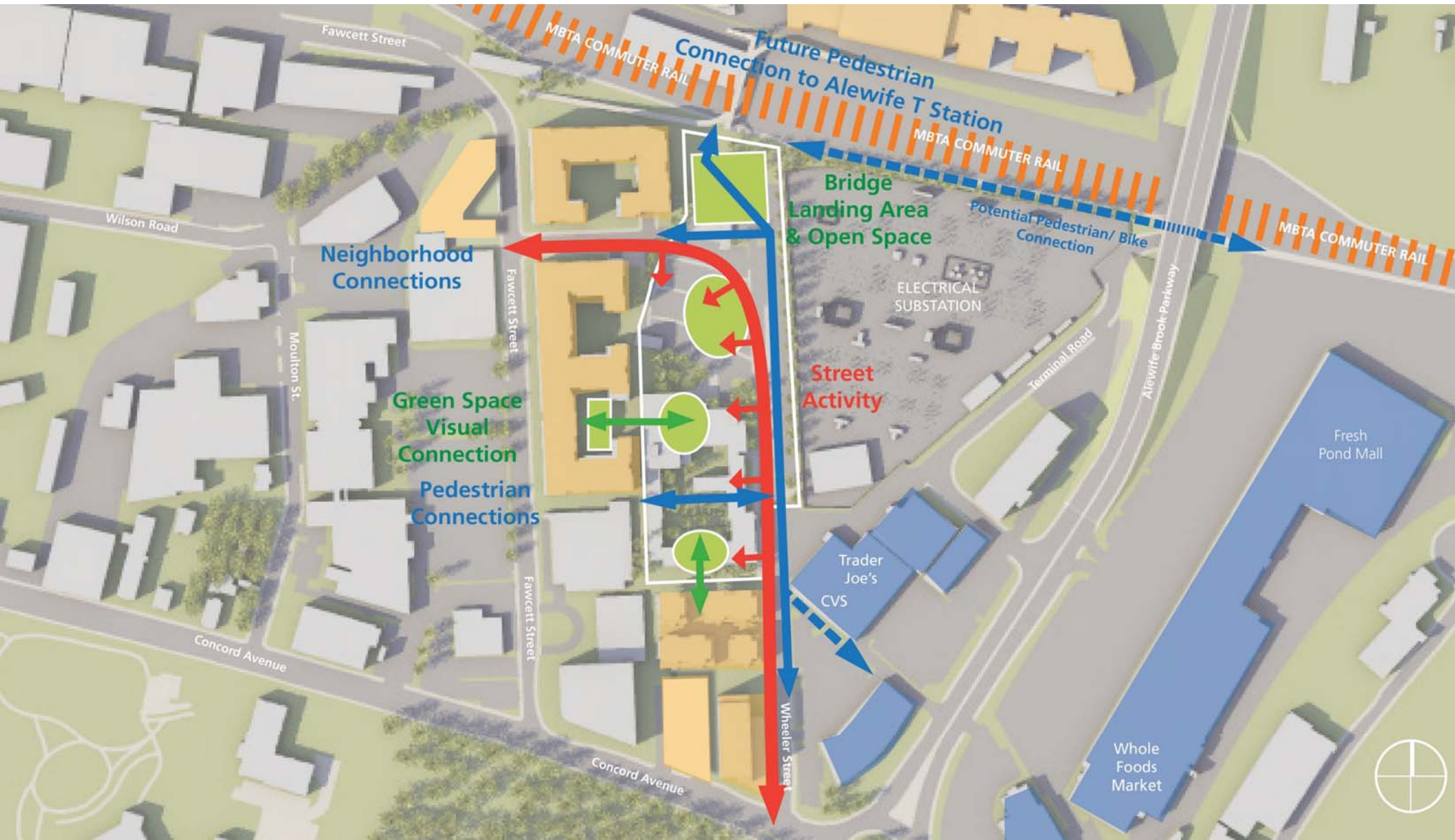
No Pedestrian Connection

# 55 WHEELER STREET SITE ANALYSIS

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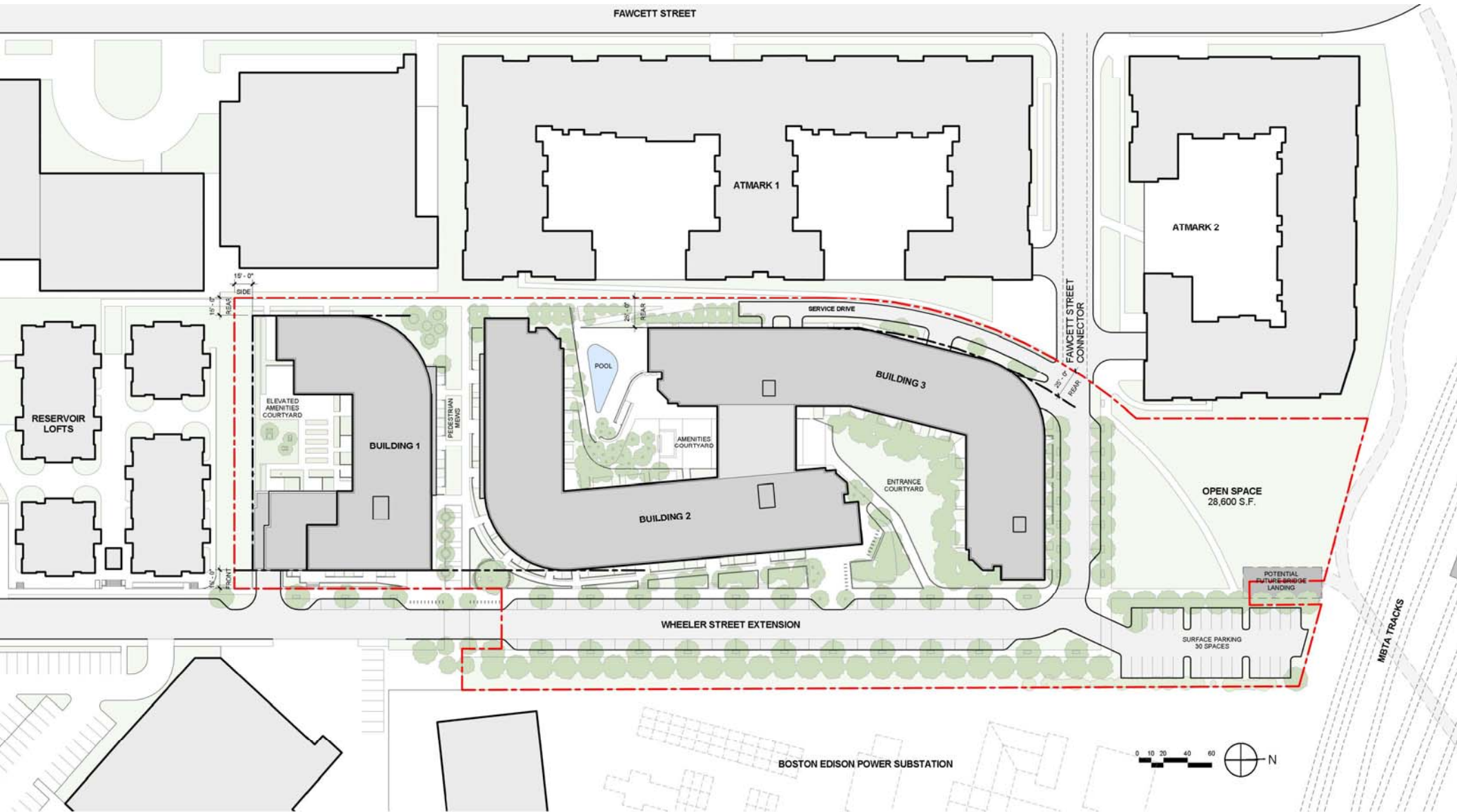


55 WHEELER STREET  
SITE OPPORTUNITIES

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# Transit, Pedestrian and Bicycle Overview

- **Project Site Access**
- **Existing Transit, Pedestrian and Bicycle Services/Facilities**
- **Transit Analysis**
- **Project Bicycle Long-Term and Short-Term Parking**
- **Pedestrian Access**
- **Planned Bicycle and Pedestrian Improvements**
- **Residential TDM Programs**

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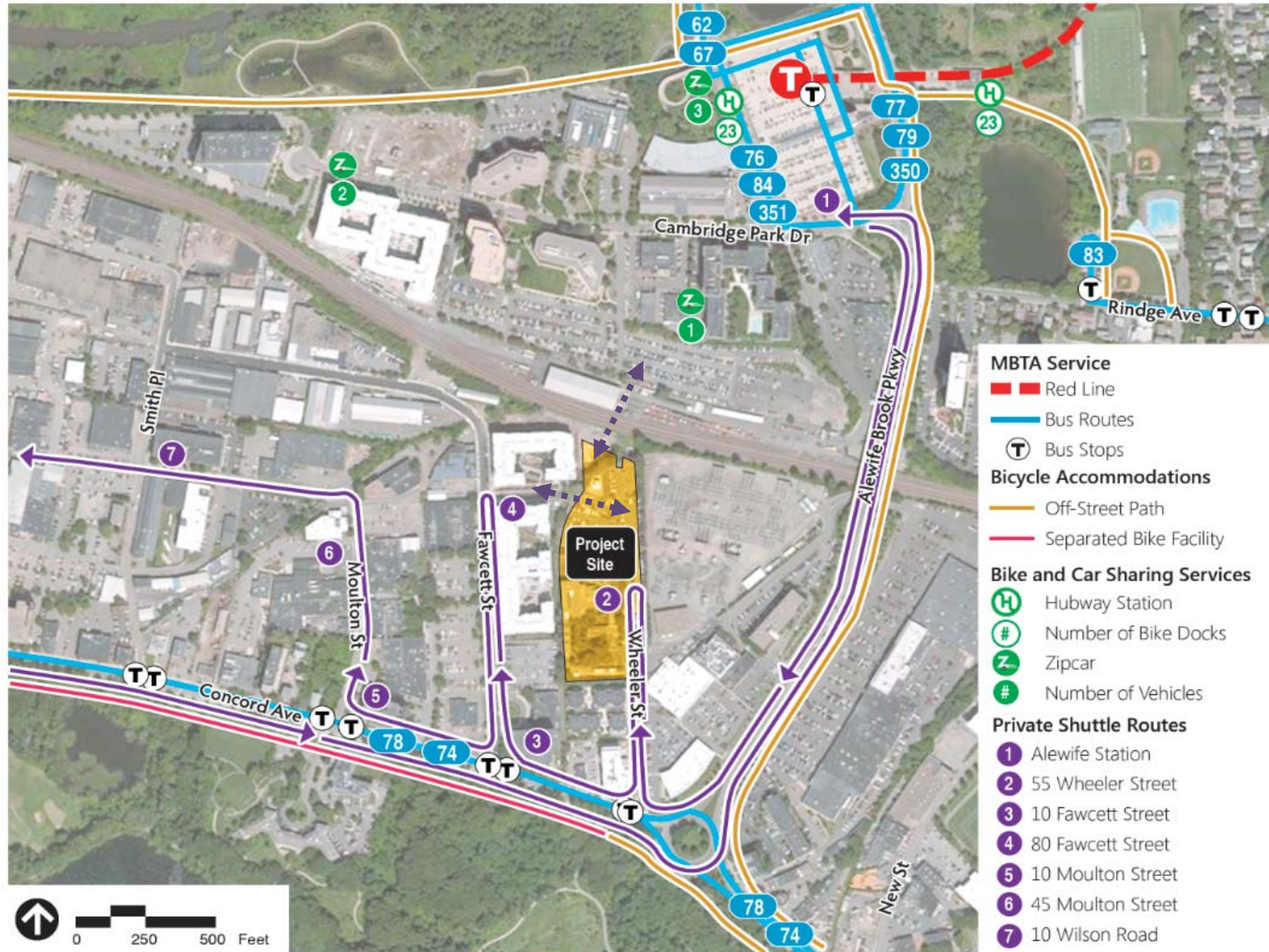
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# Site Access

- Alewife T Red Line Station
- MBTA Bus Lines
- Alewife TMA Shuttle Bus Route
- Hubway Stations
- Zipcar Stations
- Cycle track on Concord Avenue
- Planned bike/ped bridge connection
- Proposed bike/ped bridge landing
- Proposed Connecting Road will provide access to/from Fawcett Street
- Proposed bike storage internal and external



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# Public Transit

- Red Line at Alewife Station
- MBTA Bus Routes at Alewife
- MBTA Bus Routes on Concord Ave

# Alewife TMA Shuttle

- 1 Alewife Station
- 2 55 Wheeler Street
- 3 10 Fawcett Street
- 4 80 Fawcett Street
- 5 10 Moulton Street
- 6 45 Moulton Street
- 7 10 Wilson Road
- 8 767C Concord Street



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# Transit Analysis

- **Red Line and MBTA Bus Line Operations**
- **550 Residential Units Program**
- **Mode Shares developed with TP&T**

→ Total Transit Trips from Project (*rounded numbers*)

= 150 AM Peak Hour Trips (30 in and 120 out)

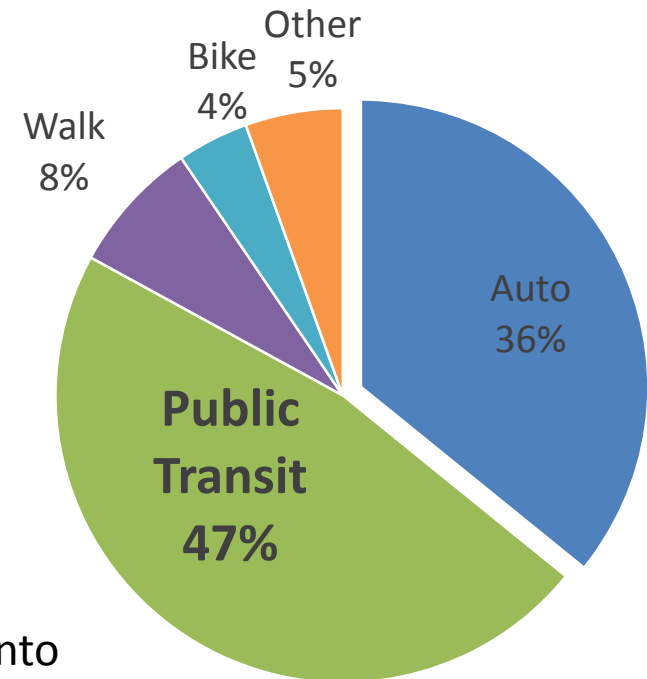
= 180 PM Peak Hour Trips (120 in and 60 out)

- **Trip Distribution 75% Red Line & 25% Bus Routes**

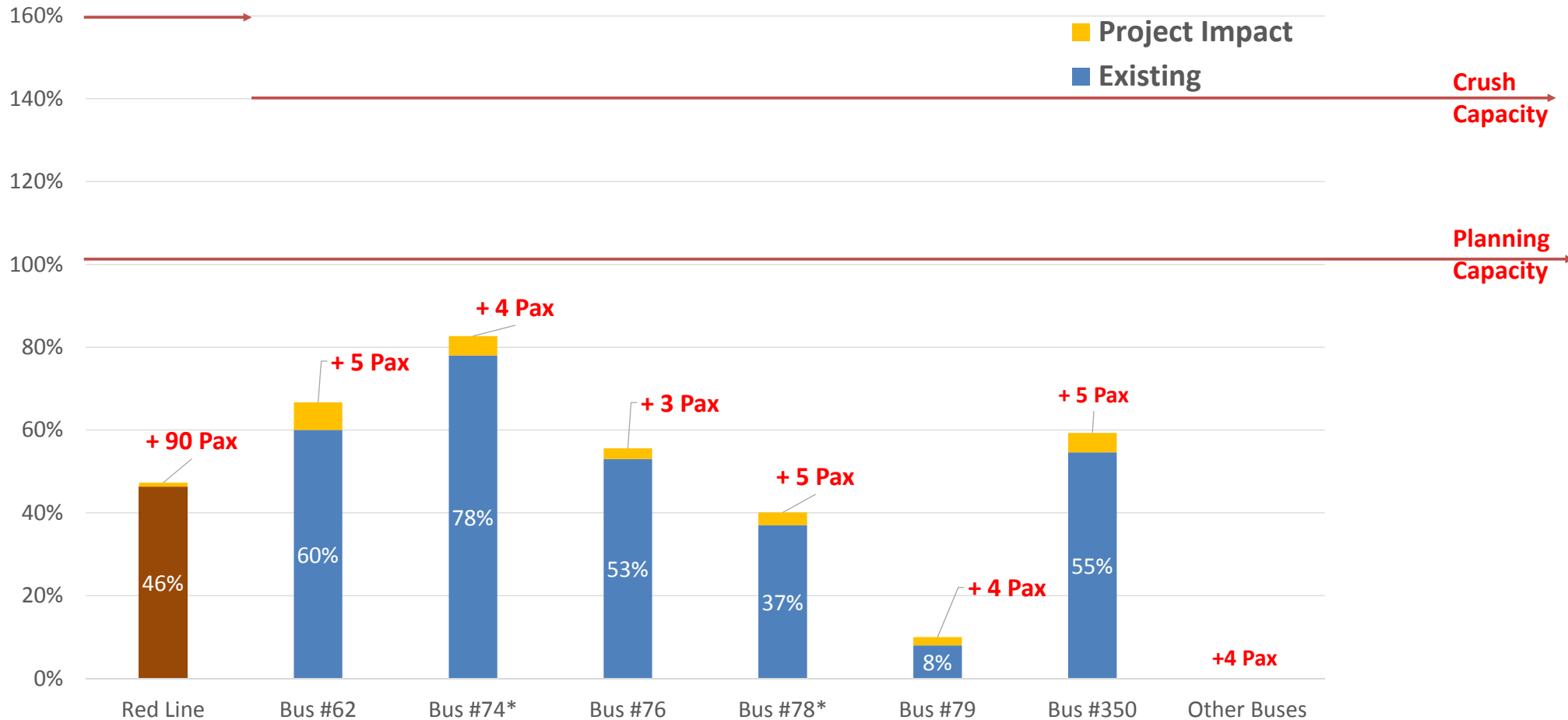
→ Distributed Transit Trips from Project (peak direction)

= AM Peak Hour approx. 90 residents boarding Red Line into Boston & approx. 30 residents boarding buses

= PM Peak Hour approx. 90 residents alighting Red Line from Boston & approx. 30 residents alighting buses



# Transit Analysis – Build Utilization Leaving Stop (Morning Peak Hour)



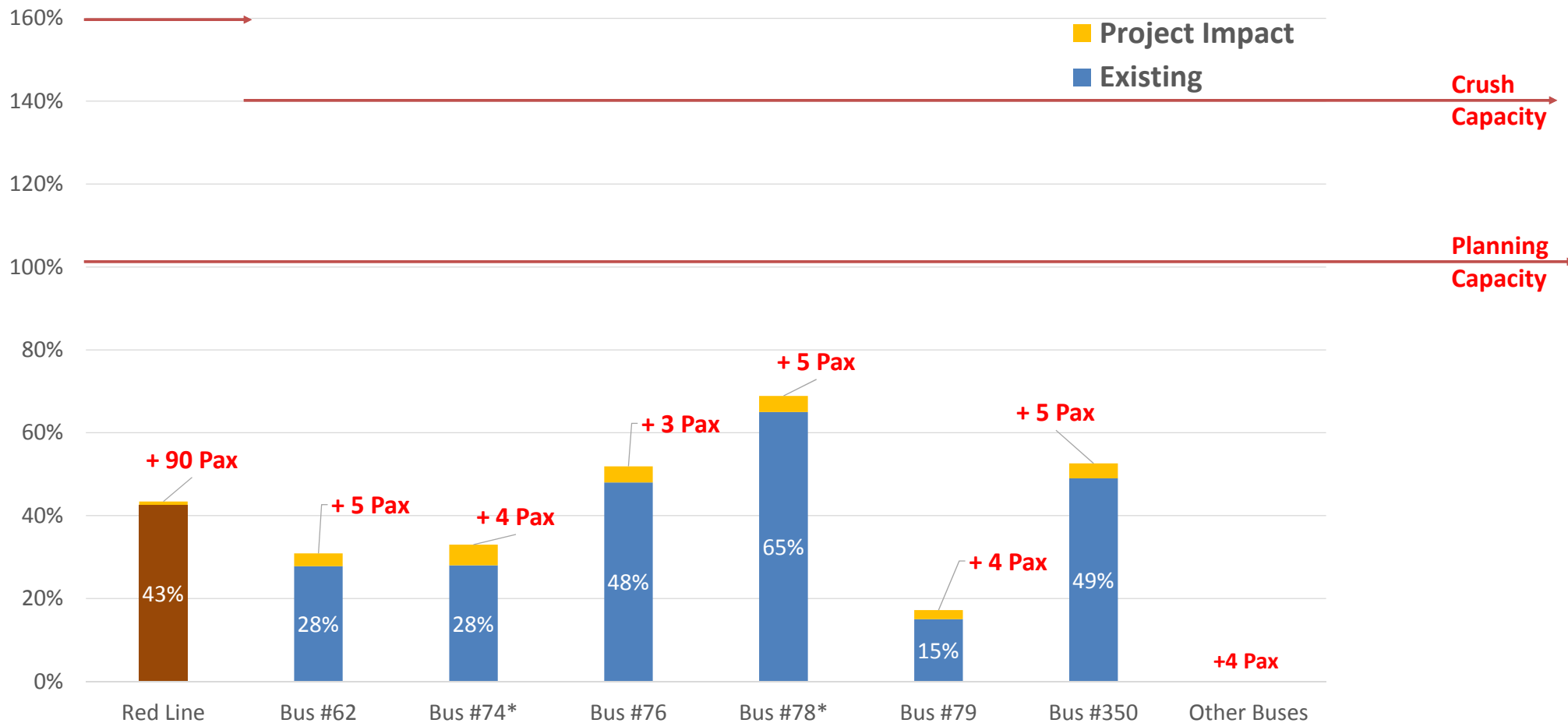
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# Transit Analysis – Build Utilization Entering Stop (Evening Peak Hour)



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# PEDESTRIAN AND BICYCLE OVERVIEW

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BICYCLE PARKING & ACCESS

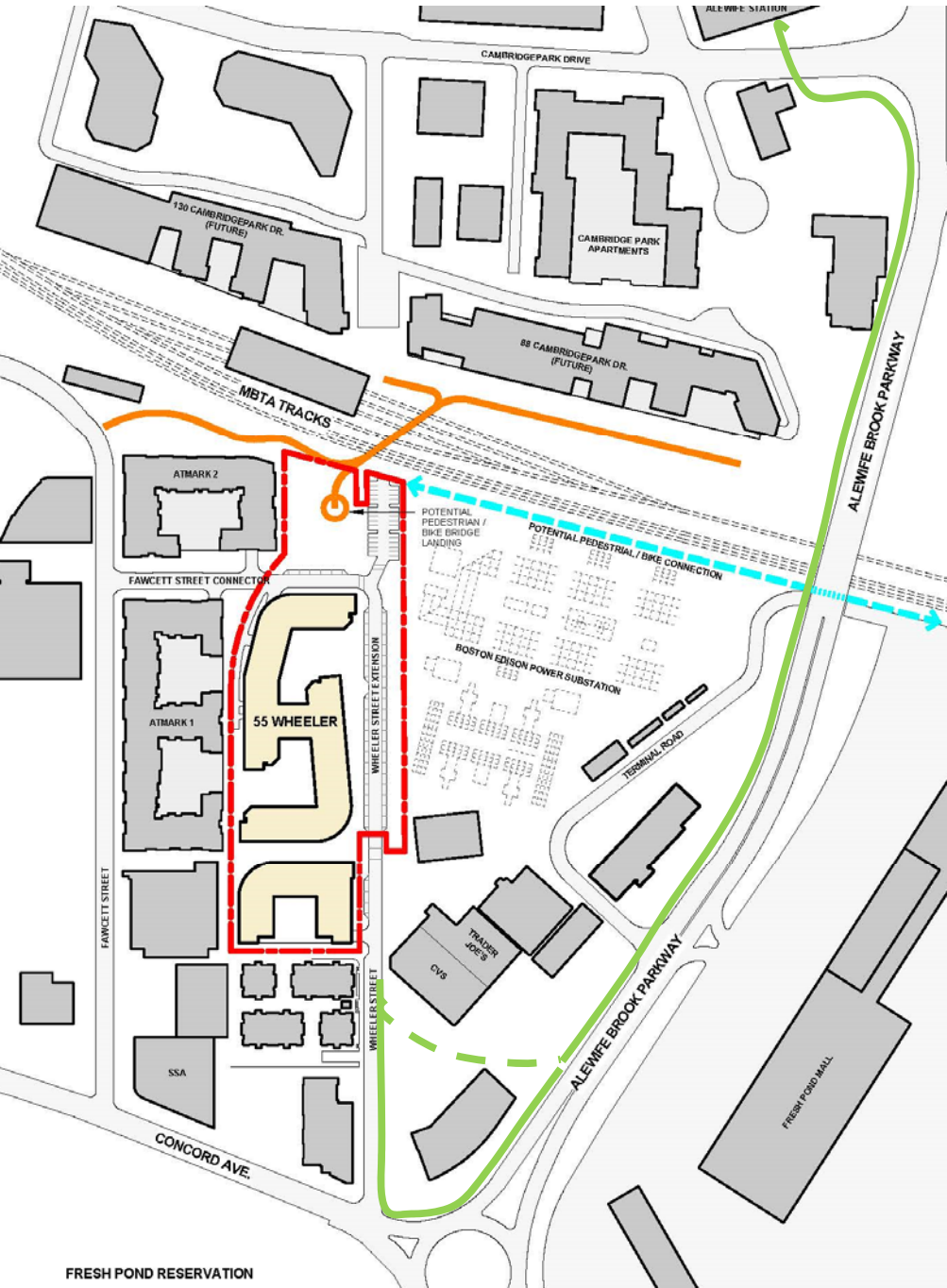
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# Future/Planned Bike & Ped Facilities (by others)

-  Ped/Bike Connection Adjacent to Rail
-  Ped/Bike Bridge to Triangle
-  Existing walk to Alewife ~10-15 mins



FRESH POND RESERVATION

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# TDM Programs and Support Improvements

- TMA Membership
- Transportation Coordinator
- New Resident Package
- Real Time Transit Screen
- Transit Subsidy
- Provide Air Pumps and Bike Tools
- Wheeler - Fawcett Street Connector Road
- Contribution of land for pedestrian/bike bridge landing
- Mode Share Monitoring

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