



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BETH RUBENSTEIN

Acting Assistant City
Manager for Community
Development

TO: Robert W. Healy, City Manager

FROM: ^{BR} Beth Rubenstein, Acting Assistant City Manager
for Community Development

DATE: April 27, 1999

RE: Committee Report Order #001B, dated April 12, 1999: Report on
the Allocation of Parking at University Park Development

In response to the above referenced order, I report the following:

The parking allocation at University Park has been presented in the March 1999 *Transportation Impact Study* (TIS) for University Park prepared by Vanasse Hangen Brustlin, Inc. (VHB) as part of University Park's Interim Planning Overlay Petition (IPOP) application. This report was certified as complete and reliable by the Director of Traffic, Parking and Transportation on April 15, 1999 as required by the IPOP ordinance. According to the VHB study, the projected demand for parking at full build out is 3,600 parking spaces. University Park proposes a total of 3,130 spaces at full build out. The City and its traffic consultant, Rizzo Associates, will undertake a complete review of these numbers as part of the IPOP analysis and will report at the Planning Board hearing, which is expected to be scheduled in June.

Parking demand projections are based on square footage of the building, combined with the nature of the use. A summary of the existing and proposed uses by square footage and the amount of existing and proposed parking for future phases as outlined in the traffic study is summarized below for your information:

Existing Uses (thru Phase III)

• Retail	103,055	
• Hotel	111,911 (210 rooms)	
• Office	84,334	
• Office/R&D	255,000	
• R&D	379,000	
TOTAL		934,000 square feet - commercial
• Residential	225 units	
TOTAL		225 units
• Parking	2,298 spaces	
TOTAL		2,298 parking spaces

Future UsesPhase IV (included in IPOP application) plus Auburn Court Phase II

- Office 341,000
- R&D 129,000
- TOTAL (cumulative) 1,404,000 square feet - commercial**
- Residential 421 units
- TOTAL (cumulative) 646 units**
- Parking 609 spaces (net increase after elimination of surface parking)
- TOTAL (cumulative) 2,880 parking spaces**

Phase V

- R&D 232,000
- Retail 18,500
- TOTAL (cumulative) 1,654,500 square feet commercial**
- Residential 0 units
- TOTAL (cumulative) 646 units**
- Parking 223 spaces (net increase after elimination of surface parking)
- TOTAL (cumulative) 3,130 parking spaces**

Please let me know if I can provide additional information.



CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

May 3, 1999

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 99-72, regarding a report on the allocation of parking at University Park Development, received from Acting Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #2

3/35

Relative to AW Rpt. #99-75
regarding a report on the
allocation of parking at University
Park Development.

In City Council May 3, 1999

PLACED ON FILE