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**Lopez, Donna**

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**From:** Paul Kafasis [paul@pbones.com]  
**Sent:** Thursday, March 28, 2013 2:22 PM  
**To:** City Council  
**Cc:** Lopez, Donna  
**Subject:** Letter from Reservoir Lofts Board, Regarding the Proposed Curb Cuts for 19 Wheeler St.

Members of the City Council,  
We are again writing to you on behalf of residents of Reservoir Lofts, to provide additional background for our request regarding the proposed curb cut at 19 Wheeler Street. We request that this letter be added to the printed materials for Monday's meeting. As well, you should have one letter regarding this matter (dated January 16th, 2013) already on file.

As that previous letter explained, the Reservoir Lofts community is requesting that the proposed curb cut on Wheeler Street be allowed as an entrance only, and not as an entrance/exit. This change would prevent additional build-up of the existing traffic exiting from Wheeler onto Concord. That intersection is already rated as an 'F', with substantial wait times. The current situation on Wheeler Street is far beyond what should be acceptable, and we must do what we can to prevent it from getting worse.

The traffic study presented by Abodez claims an estimated 470 car trips will be generated by the new complex each day. With as many as five retail shops, alongside 61 residential units, this estimate is certainly low. Given the area where the complex is located, a higher than average number of residents will likely drive to work. We are not in a walkable area, nor are we particularly close to the major transit lines. For these same reasons, far more car trips will be needed by visitors to these retail shops than would be required in other parts of Cambridge.

The traffic study Abodez has presented simply must be questioned. Unfortunately, until now that study has been taken at face value, and decisions have been made based on it. Our hope is that the same mistake will not be repeated. Instead, please take note of how traffic counts in this study were established: numbers recorded back in 2006 were extrapolated out to 2011 using a minimal growth factory, and those 2011 extrapolations were then taken as fact. Even a brief visit will show you that these numbers are incredibly low. Those 2006 numbers were recorded prior to the revitalization of the 211 Alewife Brook Parkway Plaza, with its terribly busy Trader Joe's and CVS, as well as the existence of Reservoir Lofts, with its 72 units. A current count would show much, much higher traffic volumes.

The simple fact of the matter is that a gas station and a commuter parking lot which saw limited use are being replaced by a large residential and retail complex. The amount of traffic this new development will generate is guaranteed to be much, much higher than what it is replacing. Given the above, we urge the council to give due consideration to the impact on area traffic that the new complex will have, for the sake of both current and future residents and businesses. We believe that by making the curb cut on Wheeler Street an entrance only, thereby shunting exiting traffic directly onto Concord, the impact will be minimized as best it can be.

Sent on behalf of the Reservoir Lofts Condo Board and Reservoir Lofts Community,

Paul Kafasis, Trustee  
Jason Bowser, Trustee  
Valerie Caprigno, Trustee  
Michael Ledoux, Trustee