

Date: 12/11/2019

CITY OF CAMBRIDGE

TDM Annual Report Summary—2019

PTDM Project Number: PB254

Date of Original Approval: 3/22/2011

PROJECT NAME: Windsor at Vox on 2

IF CHANGED, UPDATE CONTACT INFO BELOW

Address: 223 Concord Turnpike

Owner/PTDM Name: Windsor Communities

Owner/PTDM Contact Person: Dave Amoroso

Marisa L. Cataldo

Owner/PTDM Contact Address: 223 Concord Turnpike

Owner/PTDM Contact Phone: 617-441-8700

Owner/PTDM Contact Email: vox@windsorcommunities.com

mcataldo@windorcommunities.com

RESIDENTIAL SOV MODE SPLIT: (Please fill in this year's survey information.)

Year	Residential SOV Rate	# of Residents	# Survey Responses	Response Rate	Survey Dates
2019	39%	212	127	60%	10/7-10/11
2018	36%	327	200	61%	10/15-10/19
2017	NO REPORT SUBMITTED				
2016	30%	222	136	61%	9/9-10/3

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TOTAL BUILT SPACE: (Please note any changes and fill in missing information.)

Total Built Square Feet	Total Built Units	Total Built Parking Spaces Including all types of surface and garage parking spaces (Employee, Patron, Visitor, Commercial, Disability, Carpool, Carshare, EV, Hybrid, etc.)
254,000*	227*	227*

* This number reflects total built square feet, parking spaces, and units and should not change from year to year.

PROJECT TENANTS/OCCUPANTS: (Please note any changes and fill in missing information.)

Tenant/Occupant (Address) Only include tenants who are occupying the building at the time of reporting.	Land Use	Leased / Occupied Square Feet	Leased/ Occupied Units	Leased/ Occupied Parking Spaces	Building Adult Residents	Building Employees
Windsor at Vox on 2	Residential	249,364	212	208	94.74%	5
Total Leased/Occupied:		249,364**	212	208	96.93%	2

**There is no need to report the number of unoccupied square feet because the City assumes the difference between total built square feet and total leased/occupied square feet is equal to the number of unoccupied square feet.

Percent annual unit turnover: __50%__

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BRIEFLY ADDRESS THE FOLLOWING QUESTIONS.

(Please do not repeat information reported elsewhere, unless specifically asked to.)

Describe what affected the SOV rate at your site this year, including reasons for increase or decrease:

The SOV rate for this year increased by 3 percentage points. While the number of respondents who drove alone went down 1 percentage point, the increase in the SOV rate was due to the increased number of respondents using Taxi/Uber/Lyft and Carshare. Based on the survey data, it looks like respondents switched from transit and bike to Taxi/Uber/Lyft and Carshare. In 2018 transit accounted for 40 percent versus 35 percent this year.

What did you find unusual or interesting, or learn from this year's survey?

The reliability and frequency of the MBTA services has been decreasing over the years. In the case of Vox on 2, respondents are switching from transit to Taxi/Uber/Lyft and Carshare in response to the MBTA service issues. At least for this year. We will have to see in future years whether this trend continues.

Describe the survey instrument (online, paper, etc.) and your efforts to increase response rate, including any incentives offered for filling out the survey:

The site used an online survey software instrument to survey residents. The survey link was sent to residents via email and reminders were sent out during the week. A prize drawing of one (1) \$100 gift card was used as an incentive to complete the survey.

Parking Management

Describe your parking facility, including any shared parking arrangements between uses, such as employee, patron, and residential.

Parking consists of a garage with 220 spaces including 5 HP spaces, 2 electric vehicle spaces, 4 green vehicle spaces and any non-reserved spaces for overnight guests. There are also 7 spaces in the front of the property consisting of 1 HP space, 1 zip car and 5 guest/vendor spaces.

How much do people pay to park at your site? Include all types of parkers.

Monthly residential parking is \$185 per month. Overnight guest parking is \$5 and the outdoor spaces are complimentary.

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If survey indicates more residents are parking off-site, please indicate where they park:

The majority of respondents park on site representing 72 percent of the respondents. Eight percent park on-street (resident parking) and 7 percent park in other off-site facilities.

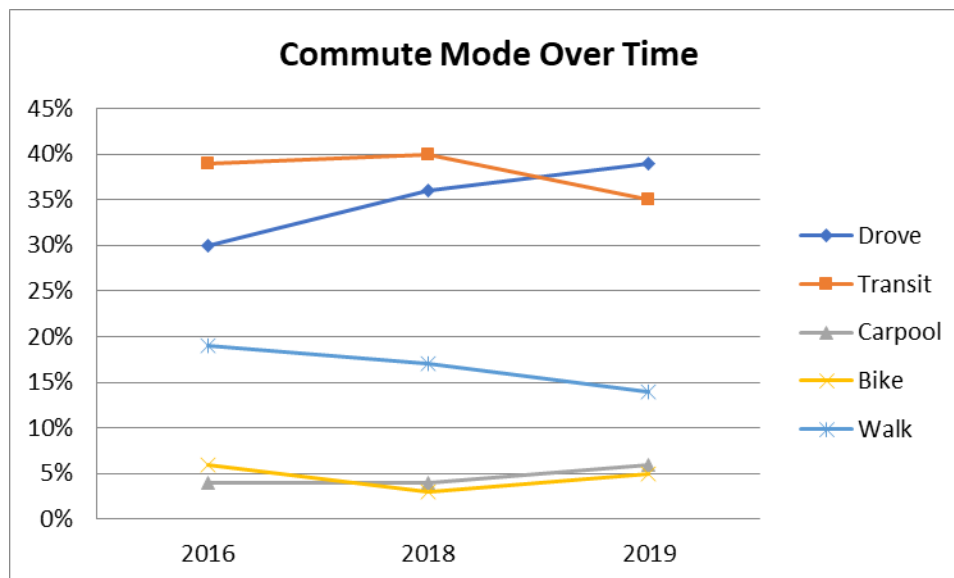
How is the parking facility physically controlled to ensure it is not open to the general public or operated as a commercial facility (as defined above)?

Garage access is by transponder only and is controlled by management office for residential use only.

Anything else you'd like the City to know about this project related to TDM (that was not discussed elsewhere in this report).

Not at this time.

Attach line graph of all modes over time (walk, bike, transit, carpool, drive alone).



Attach driveway counts, car parking counts, and bicycle parking counts, if required this year.

Not required this year.

TDM Annual Report: Status of Required TDM Measures—2019

Please note current status for each measure required by the approved plan. If status has not changed since the previous year, you may note this by indicating "Status Unchanged." If new measures have been undertaken, please note these at the end of the list of measures. If not all measures have been implemented, please include information on the cause of delay and a timetable for full implementation of the plan.

Items in bold require additional information

MEASURE	2018 STATUS	UPDATES
1. Implement an annual transportation monitoring program.	Implemented.	Status Unchanged
2. Bicycle repair station with air pump in bicycle storage area	Implemented. 3 bike storage areas, all have working station with pump.	Status Unchanged
3. 114 long-term bicycle parking spaces (weather-protected, secure). To count as bike parking, it must meet the City of Cambridge bike parking guidelines.	Implemented. 114 long-term bicycle parking spaces that meet city requirements and 36 additional wall units in garage.	Status Unchanged
4. 12 short-term bicycle parking spaces (can be outdoors). To count as bike parking, it must meet the City of Cambridge bike parking guidelines.	Implemented.	Status Unchanged
5. 2 Carshare parking spaces available for use by general public.	Implemented. 1 Zipcar space outdoors at entry to building, as Zipcar will only support 1 space.	Status Unchanged
6. New resident packet containing CitySmart kit and info on building manager programs to support use of all transportation options	Implemented. Given to all move-ins along with our management move in packet	Status Unchanged
7. Transportation Information Center featuring info on: 1) bike/pedestrian facilities in vicinity, including bike connections to multi-use path to Alewife station, Minuteman, Linear Park, Belmont path, and Fresh Pond path, 2) MBTA maps/schedules, 3) Area shuttles, 4) Getting Around Cambridge Map, 5) Bike parking, 6) Ride-matching, 7) Carsharing, 8) other pertinent transportation information.	Implemented. iPad transportation kiosk is loaded with many apps including but not limited to: MBTA Bus Lite, Boston MBTA Map, Google Maps, Embark BOS, Walkscore, WalkBoston, Boston Navigation, ZipCar, etc	Status Unchanged
8. Parking fee structure with appropriate pricing to discourage on-street parking while balancing desire	Implemented. Residents pay \$175/month, and \$200/month for second car. Overnight guests pay	Implemented. Residents pay \$185/month, and \$215/month for second car. Overnight

TDM Annual Report: Status of Required TDM Measures—2019

MEASURE	2018 STATUS	UPDATES
to discourage auto ownership.	\$5/day	guests pay \$5/day
9. Update City whenever fees have changed.	Implemented.	Status Unchanged
10. Charge parking separately from rent.	Implemented.	Status Unchanged
11. Ride-matching service in coordination with Alewife TMA, or a private ridematching service.	Implemented. Ride match services coordinated via the 128 Business Council using MassRIDES Bay State Commute program.	Implemented. Ride match services coordinated via the 128 Business Council using Bay State Commute program.
12. TMA membership via Alewife TMA.	Implemented. 128 Business Council	Status Unchanged
13. Provide 1-month Charlie Card with a bus/subway pass (currently \$90), subject to fare increases, to each adult member of each new household, up to two per household.	Implemented. Card provided at every move in along with keys. Current monthly value given out is \$84.50.	Implemented. Card provided at every move in along with keys. Current monthly value given out is \$84.50.
14. Designate a Transportation Coordinator to manage TDM program. Must be on-site a minimum of two hours per week, plus availability via email and telephone. Email and phone information posted in Transportation Information Center.	Implemented. Dave Amoroso is Transportation Coordinator, his office abuts transportation kiosk in lobby. Works full time at VOX. Contact info is (617) 441-8700 dAmoroso@windsorcommunities.com	Implemented. Marisa Cataldo is Transportation Coordinator, her office abuts transportation kiosk in lobby. Works full time at VOX. Contact info is (617) 441-8700 mcataldo@windsorcommunities.com
15. Complete the proposed Bike/Ped path to Discovery Park and proposed fire lane.	Implemented. In 2014 walking /fire path was completed and leads directly to Discovery Park.	Status Unchanged
16. Investigate the use of the Discovery Park shuttle bus for use by residents.	Implemented. Private shuttle to Alewife operated by the 128 Business Council.	Status Unchanged
New voluntary measures?		
17. Electric vehicle charging spaces	2 spaces	Status Unchanged
18. Low Emitting Vehicle Preferred Parking	4 spaces reserved for hybrid vehicles.	Status Unchanged

