



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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December 1, 2020

TO: Planning Board

FROM: Katherine F. Watkins
City Engineer

RE: 600 Mass Ave Special Permit Application

We are in receipt of the Special Permit Application materials, dated September 9th, 2020 for the redevelopment of the site known as 600 Massachusetts Ave. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

The Applicant is aware of permitting requirements for the project. The DPW, based on the provided documentation, anticipates having to work with the Applicant as they progress their engineering plans to meet all the requirements of the DPW. The project will be subject to thorough and complete engineering review at the time of the Building Permit Application.

Stormwater Management:

Under the City Land Disturbance Regulations due to the project requiring a Special Permit from the Planning Board, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works. The permit requirements cover the design standards and long term operation and maintenance of a management system for the project site, as well as the construction phase erosion and sedimentation control plans.

The submitted documentation includes discussion of the proposed stormwater management system for the development. The documentation indicates that the proposed system will meet the Mass DEP and City of Cambridge design standards. We have some concerns about the proposal as it is presented and have outlined items below that we will work with the Applicant to address as the project advances.

Some specific design requirements that will be reviewed with the Applicant include:

- Confirmation that the proposed design is based on the projected 2030 rain events to ensure that the system will operate effectively under future precipitation events.
- Evaluation of the ability for the project to address some of the roof runoff from the renovated structure, not just the new construction roof area of the project.
- Evaluation of the systems ability to provide some improvements in water quality with the goals being full compliance with the City's 65% phosphorous load removal requirement.

- Review of proposed systems connections the existing City infrastructure. A connection to Mass Ave, as is proposed, will be difficult to accommodate at this location and should be avoided. The proposed drainage system for the development should discharge to Green Street.

Consistent with all Special Permits, a thorough review of the design will be completed at the time of Building Permit submission and Stormwater Control Permit submission.

Other Utilities:

The Application provides the developments anticipated load requirements for the municipal utilities of water and sewer. The Application did not provide any specifics on the proposed requirements to supply the project with private utilities of gas, telecom and electric. The DPW would respectfully request that the applicant provide some information on the anticipated requirements for these services, including the limits of the work in the public right of way. While this work will be subject to review and approval under the Pole and Conduit, we are interested in starting to understand the scope as we are working on street and sidewalk projects in the immediate vicinity of the development.

Public Infrastructure:

We anticipate working with the Applicant on the expectations of our Department with respect to the required reestablishment of the public right of way street and sidewalk along both Mass Ave and Green Street. The scope of the work will depend on the impacts of permanent utility installations as well as temporary impacts associated with construction activities. The Applicants team has done work in the City and should be aware of the DPW requirements associated with public infrastructure.

Climate Change / Resiliency:

The project parcel has not been identified as one with increased flood elevations associated with future projected design storm events as presented in the November 2015 *Climate Change Vulnerability Assessment*. While there may not be specific standards for the DPW to review related to the floor elevations of the structure, the DPW would recommend that the Board ask to understand how the other goals and concerns of the Assessment will be addressed by the project.

Again, to confirm that all of the items above are addressed by the proposal, a thorough review of the development at submission of a building permit and during design and construction will be required by the DPW .

Please feel free to contact me with any questions or concerns related to the comments provided above.

Sincerely,



Katherine F. Watkins, P.E.
City Engineer