



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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August 30, 2016

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 249 Third Street: Amendment to Special Permit

We are in receipt of the materials, dated August 15, 2016, for the amendment to the Special Permit Application for the redevelopment of 249 Third Street. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

Generally, the DPW, after a meeting with the Applicant, does not anticipate the project having any issue meeting all of the requirements of the DPW as the project will be subject to thorough and complete engineering review at the time of the Building Permit Application.

Climate Change Resiliency:

Since the issuance of the Special permit, the project site has been identified in the November 2015 *Climate Change Vulnerability Assessment* as an area that can expect to see an increase in the inland flooding as a result of Climate Change. Thus, the Department raised concerns about the development of basement space and how it may be impacted in the future by flooding events. Anticipated flood event elevations for the 2030 and 2070 100-year storm events were provided to the Applicant and they were asked to consider the following:

- a. How the development has been designed to mitigate the potential for impact to the site from surface flooding to the anticipated 2030 100-year storm-event flood depths.
- b. How the development will recover from a surface flooding event consistent with the potential 2070 100-year storm-event flood depths.


In response to our request, the Applicant presented the below information, at a meeting on August 29, 2016, to indicate how the project will work to address the concerns. While final review and approval of the design will be required, we anticipate that the project can be designed in a manner to mitigate potential future issues related to surface flooding.

Applicant indicated:

- Basement space would include amenity uses only (gym, bike parking, utility spaces and storage) with no dwelling space proposed.
- Basement space would be fully waterproofed and have no physical openings, i.e. stairways, window wells, etc., connecting the space to the surface, eliminating the potential for surface flood waters to enter from the exterior directly to the basement.
- The current design has two entrance points set below the 2030 flood elevation, leaving them vulnerable for impacts.
 - Residential entrance vestibule elevation is set below 2030 flood elevation but is isolated with stairs and a ramp to bring residents up to first floor dwelling spaces. Flooding impact would be limited and isolated at this location.
 - Retail space entrance elevation is set below 2030 flood elevation. Surface flood impacts could include full retail space and retail storage set in basement but would be isolated from residential project component. Applicant has committed to evaluate methods to raise retail space elevation above the 2030 flood elevation while maintaining fully accessible store front. Changes to mitigate flood potential may include changes to the building and the adjacent street and sidewalk.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Katherine F. Watkins".

Katherine F. Watkins, P.E.
City Engineer