

City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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August 30, 2022

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 125 CPD Special Permit

We are in receipt of the Special Permit Application Documents for the 125 Cambridge Park Drive Special Permit Application, dated July 18th, 2022. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

Generally, based on the provided documentation and narratives, the DPW does not anticipate the project having any issue meeting all of the requirements of our Department. The DPW has also met with the Applicant and their consultants to review the proposal for the infill project. The Applicant's team have demonstrated an understanding of our Department's requirements and have continuously expressed willingness to work with the DPW to meet the requirements and to address our concerns.

As the project is further advanced, DPW will work with the Applicant to ensure that the requirements noted below are addressed. Formal complete engineering review will be undertaken by the DPW at the time of the Building Permit Application, to confirm that all DPW Standards have been met.

Resiliency to Flooding:

The Application presents a discussion related to how the redevelopment will address the future surface flooding as was modeled as part of the City's Climate Change Vulnerability Assessment. The Applicant commits establishing the finished floor elevation of each new structure and all critical infrastructure to above the 2070-10 year event, as mapped by the current published City Floodviewer. The DPW supports this effort with some specific items noted below:

- Measures to improve the resiliency of the structure will be reviewed with the Applicant. DPW will look for protection measures to meet the Standards to be passive in nature and not require manpower for deployment, whenever possible.

Urban Forest:

The Tree Study, included as Appendix A in Volume 2 of the Application and supported by the Tree Inventory included in Appendix C of Volume 1, has been Certified by the City Arborist and Urban Forestry Division on July 26th, 2002. If the Planning Board grants the special permit, the DPW recommends the following conditions to ensure ongoing compliance with the Tree Protection Ordinance:

- a. Before applying for a Building Permit, the Permittee shall either provide written confirmation that there has been no change to the Certified Tree Study, or shall provide a revised Tree Study for certification by the City Arborist if plan progression has resulted in changes. The Permittee shall also submit any required mitigation payment to the Tree Fund at that time. The DPW will certify if this condition is met before issuance of a Building Permit.
- b. Before applying for a final Certificate of Occupancy, the Permittee shall provide an As-Built planting plan to the DPW that confirms the following: 1) sizes, species, and locations of all existing trees removed; 2) sizes, species, locations and approximate planting dates of all installed tree plantings; and 3) a revised Tree Study for certification by the City Arborist if plan progression has resulted in changes. The DPW reserves the right to visit the site to confirm As-Built Plan and plant conditions. In instances where Certificate of Occupancy is sought prior to final planting being installed, Permittee shall submit a plan for the work to be approved by the Urban Forestry Division.
- c. One year after final planting installation, the Permittee shall submit an updated report on the plant conditions after the establishment period to be reviewed and certified by the Urban Forestry Division as the projects final compliance with the Tree Protection Ordinance.

Conservation Commission:

The Conservation Commission reviewed the Project for work in the Flood Plain and approved the proposal with an Order of Conditions, dated July 25, 2022. Compensatory Storage provided for the approved plan is depicted in Appendix E of the Special Permit Application.

The work in the Project Area, as approved by the Conservation Commission, is consistent with the objectives and Requirements of the Flood Plain Overlay District as outlined in Section 20.70 of the Zoning Ordinance.

Stormwater Management:

Under the City Land Disturbance Regulations, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works, prior to the start of construction. 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 Application included acknowledgement of the City Standards and provided some discussion related to how these standards will be met. The Projects proposal for Stormwater Management was also reviewed and approved through the Conservation Commission process. While the State Standards differ from City requirements, the Applicant is aware of the City requirements and has requested some relief from City Standards based on site specific constraints. The DPW will review this request and anticipates the Project being able to meet the objectives of the Stormwater Control Permit.

Sanitary Sewer:

The Application has indicated that the project will result in an estimated net increase in sewer flow generation of approximately 5,000 ± gallons per day over the existing flow of 25,700 Gallons per day from the existing site. This increase is below the trigger for requiring I/I mitigation.

Private Utilities:

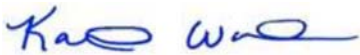
The Application provides some narrative related what will be required at the site to support the private utility connections. The Narrative does not include any specific information related to the scope of the utility work required within the Public Right of way. The DPW will look to understand the scope of this work for the entire buildout prior to any construction commencing, as it will be critical for us to evaluate construction impacts and surface mitigation requirements.

Public Infrastructure:

As the development progresses through the Design Review and Building Permit process, we will review the site and utility design related to DPW standards and requirements. The DPW reserves the right to establish appropriate mitigation measures, related to impacts to public utility infrastructure and the public right of way (streets and sidewalks), throughout the process as the design presents the full scope of these impacts. As noted by the Community Development Memorandum, the City will work with the Applicant on the potential to incorporate raised cycle track along the project frontage while considering the implications of the work being located within the Flood Plain.

We look forward to working the Applicant on this project. Please feel free to contact me with any questions or concerns related to the comments or information provided above.

Sincerely,



Katherine F. Watkins, P.E.

City Engineer