



City of Cambridge
Department of Public Works

Katherine Watkins, Commissioner

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March 20, 2025

TO: Planning Board

FROM: James Wilcox, PE
City Engineer

RE: MXD Infill Development: Amendment 3

We are in receipt of the revised documents, dated February 2025, for the 3rd Amendment to the MXD Infill Development Concept Plan.

The Department of Public Works clearly outlined expectations and requirements for the Development in previous letters to the Board that related to:

- Project Phasing and Construction
- Public Infrastructure
- Stormwater Management
- Sanitary Sewer
- Climate Change Resiliency

The Applicant has demonstrated, through information provided in the Amendment 3 Application and the design and construction progress at the site to date, that they are aware of the requirements and standards of the DPW.

As presented in the Application the Development Team is proposing two alternatives for the next phase of the project. Discussion provided notes that each proposed Alternative will meet the Standards of the DPW.

At the time of Design Review for the selected Alternative, the DPW will review the proposal to confirm the following requirements are met:

- Stormwater Management: The Application provides indication that each Alternative can meet the DPW's stormwater quality and quantity standards.

- Sanitary Sewer: The Application presents the anticipated sewer flow from each Alternative. Both proposals are generally within the range of the initial presentation of the PUD, for which I/I mitigation requirements were established. We do not anticipate having to revisit the mitigation requirements but can if the scope or design flow change warrants it.
- Climate Change Resiliency: The initial PUD and subsequent Amendments were permitted prior to the promulgation of the Flood Resiliency Zoning Standards, Zoning Section 22.80. At the time the development was required to take some measures to address the projected Long Term Flood Elevations. It is our understanding that through this Amendment, any new Structure (105 Broadway) or changes to previously permitted structures will have to meet the Flood Resiliency Standards set in Section 22.80. The Application acknowledges that these Standards will be met.
- Tree Study/ Protection: Preservation of existing trees and establishment of new canopy will be reviewed for compliance with the previously approved Tree Study and the Tree Protection Ordinance. The Application notes that the existing trees along the 6th Street walkway will be preserved. The DPW will look for these trees to continue to be considered and protected as the project advances.

Again, items above will be reviewed for the selected Alternative by the DPW through the Design Review process and again at time of Building Permit.

We look forward to continuing to work with the Applicant and other City Departments on this project. Please feel free to contact me with any questions or concerns related to the information provided above.

Sincerely,

A handwritten signature in blue ink, appearing to read "James J. Wilcox".

James Wilcox, PE
City Engineer