

City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Voice: 617 349 4800
TDD: 617 499 9924

August 28, 2019

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 810 Main Street: Cambridge Brands

We are in receipt of the Planning Board submission for addition at the Cambridge Brands building at 810 Main Street, dated July 16, 2019.

Since their previous submission to the Planning Board in 2018, we have had numerous meetings with the Applicant and their consulting team. The DPW generally supports the proposal as presented in the Special Permit Application and has made the Applicant aware of what will be expected of the project as they advance to the Building Permit Review process.

We have outlined below some key items that have been discussed with the project team.

Climate Change / Resiliency: In our March 27th 2018 letter to the Planning Board we outlined our concerns related to the potential for impacts to the site as a result of increased intensity rain events and provided the Applicant with the relevant flooding elevations. In an email, dated April 15th 2019, the Applicant addressed our concerns with plans on how they will protect critical infrastructure from potential surface flooding and groundwater infiltration. The first floor of the addition will be established above the flood elevation and access to basement spaces and penetrations in to the foundation will be waterproofed. For a renovation/retrofit project, the actions being proposed the DPW finds appropriate to provide protections while maintaining the operations at the facility.

Public Right of Way Impacts: A draft site plan was provided to the DPW, dated June 10, 2019 in advance of an onsite meeting with the project team. Items discussed at the meeting included:

- All new curb cuts and modifications to existing curb opening will be required to obtain a permit from the City Council. Design details and configurations will be reviewed in detail as part of this permit process. The DPW requires that this permit be obtained in advance of the building permit being issued.
- Sidewalk reconstruction on Main Street should include a continuous length starting with the full width of the abutters adjacent driveway apron through the proposed ramp at the new crossing of Main Street. All sidewalk work shall be to City standards and


fully accessible.

- Sidewalk work along State Street shall include the construction of a fully accessible sidewalk for the full frontage of the parcel on State Street.
- Roadway resurfacing limits will be established as part of the building permit review process. Resurfacing limits will consider all impacts to the roadway for both public and private utility work associated with the project.
- Work in reactivated Columbia Street Parking Lot will include upgrades to access controls, lighting and security. Lot will be resurfaced and re-striped with the potential for minor drainage improvements to improve conditions. This work must be coordinated with the City's ongoing adjacent utility and surface construction work along Columbia Street and Bishop Allen Drive.
- Tree planting may be difficult in the sidewalk with the existing subsurface utilities, the DPW would support planters. Planter design and locations will need review to confirm that accessibility and sidewalk widths are considered.

Again, final engineered design plans will be subject to a complete and thorough review as part of both the Curb Cut and Building Permit review processes.

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

Sincerely,

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

Katherine F. Watkins, P.E.
City Engineer