

City of Cambridge  
Department of Public Works

*Owen O'Riordan, Commissioner*

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March 15, 2021

TO: Planning Board

FROM: Katherine F. Watkins  
City Engineer

**RE: 600-624 Main Street Ragon Institute 2.0 Special Permit Application**

We are in receipt of the Special Permit Application materials, dated January 29<sup>th</sup>, 2021 for the redevelopment the parcel at 600 Main Street for the Ragon Institute. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

The Applicant has met with the DPW and has been made aware of permitting requirements for the project and addressed DPW comments on their draft Application in a January 29<sup>th</sup> memo, that was included with their Application Submission. The DPW, based on the provided documentation, does not anticipate the project having any issue meeting all the requirements of the DPW as the project will be subject to thorough engineering review at the time of the Building Permit Application.

**Right-of-Way Changes:**

The DPW has been working collaboratively with the Applicant and other City Departments on the Applicants proposal for work in the City Right of Ways.

The proposed street section for Main Street has been reviewed and is generally acceptable. The proposed section will accommodate all modes of transit and be consistent with improvements that the City will be looking to implement along the Main Street Corridor.

On all the street frontages, as the City looks to accommodate all users and establish a healthy Urban Forest there will be instances where portions of the accessible width of the pedestrian sidewalk will be located on the project parcel. The City and the Applicant are both aware of this condition and willing establish proper legal agreements to ensure that these sidewalks are maintained and accessible for the life of the development.

**Climate Change / Resiliency:**

The Applicant has been asked to address flood level impacts and building resiliency associated with increased flood elevations presented in the November 2015 *Climate Change Vulnerability Assessment*.

The Applicant is proposing to elevate their structure entrances to above the 2070-100 year flood event thus creating passive protection of the spaces from the flooding occurrence and has committed to elevating critical infrastructure. Entrances to the garage spaces will be at an elevation that is above the 2070-10 year flood elevation, but below the 2070-100 year flood elevation. The Applicant is committed to protecting these entrances with passive flood protection measures.

The DPW will continue to review the plans to ensure that as the proposal is developed other critical infrastructure is also protected.

### **Sewer Infrastructure and Capacity:**

The DPW is in agreement with the discussion provided related to the Project's anticipated sewer flow generation. The Applicant is proposing to address I/I Mitigation through onsite stormwater infiltration. We will review the details of this proposal as part of their Stormwater Control Permit.

### **Stormwater Management:**

The submitted documentation includes discussion of the proposed storm water management system for the development. The documentation indicates that the proposed system will meet the Mass DEP and City of Cambridge design standards. 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 Application provided a narrative description of the proposed Stormwater Management System. The discussion notes that the stormwater quality and quantity standards will be met with implementation of typical BMP's.

The Applicant acknowledged that the systems will be designed utilizing the projected 2030 storm events to ensure that the systems will operate effectively under the changing precipitation events.

Consistent with all Special Permits, a thorough review of the design will be completed at the time of building permit submission.

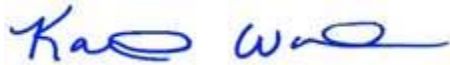
### **Urban Forestry and Tree Ordinance:**

As is indicated in the Application, the Urban Forestry Division of the DPW has reviewed the Applicants Tree Plan for compliance with the Tree Ordinance and approve the proposal for mitigation. At the time of the building permit submission, the Applicant shall provide confirmation that the Building Permit Plans are in conformance with the submitted Tree Plan and/or the current Tree Ordinance and if needed shall submit a revised tree plan for review and approval by the DPW.

The project is proposing plantings and street trees in the Public Right of Way. All plantings shall be in accordance with the Tree Planting Standards, at the time of planting, and the Urban Forestry Master Plan.

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 Watkins", is positioned above the typed name.

Katherine F. Watkins, P.E.  
City Engineer