



City of Cambridge  
Department of Public Works

*Owen O'Riordan, Commissioner*

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October 12, 2021

TO: Planning Board

FROM: Katherine F. Watkins  
City Engineer

**RE: 535 Third Street Special Permit Application**

We are in receipt of the Special Permit Application materials, dated September 3<sup>rd</sup> 2021, for the redevelopment of 585 Third Street. 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. 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 and complete engineering review at the time of the Building Permit Application.

**Climate Change / Resiliency:**

The Application acknowledges that the team has reviewed both the City's published Climate Change Preparedness and Resilience Plan (CCPR) and the associated Floodviewer Maps.

While the project Parcel is not identified as one with the potential for surface flooding in the Floodviewer Map, the Applicant has considered flood elevations for abutting properties as a conservative design consideration. The project proposes to elevate their finished floor elevation and critical infrastructure above the 2070-100 year flood event thus creating passive protection of the spaces from the flooding occurrence. The DPW will continue to review the plans to ensure that as the proposal is developed other critical infrastructure is also protected as mapping tools are revised to reflect the most currently available information.

**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 Third Street Right of Way. We will continue to work the Applicant and other City Departments as the design progresses to revise the design to incorporate current City Standards while maintaining the consistency of the corridor.

**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 acknowledges the standards and requirements of the current City Stormwater Regulations. Consistent with all Special Permits, a thorough review of the design will be completed at the time of building permit submission.

**I/I Mitigation:**

The applicant indicates that the proposed additional sewer generation will exceed the 15,000 gallon per day threshold, and this will trigger removal of inflow and infiltration from the sewer system at a rate of 4 times the added flow. Prior to the approval of any Building Permit for the development, the DPW will need to understand the Applicants plan and schedule to complete work to address this requirement with the understanding that all I/I mitigation work shall be completed in advance of building occupancy.

**Urban Forestry and Tree Ordinance:**

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.

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

Sincerely,



Katherine F. Watkins, P.E.  
City Engineer