



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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February 2, 2022

TO: Planning Board

FROM: Katherine F. Watkins
City Engineer

RE: "The Garage" Special Permit Application

We are in receipt of the Special Permit Application materials, dated December 6, 2021 for the redevelopment of the site known as The Garage located at 36 JFK Street, 81 Mt. Auburn Street and 33 Dunster 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 engineering division of 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.

Stormwater Management:

The submitted documentation includes acknowledgment of the DPW Permits and requirements specific to the management of Stormwater. 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. A thorough review of the design will be completed at the time of this permit submission.

In a review of the narrative in the Application the DPW did identify some information that we would like to make the Applicant aware of:

- The DPW, effective July 2021, has revised the City's Stormwater Ordinance and the associated Regulations. The revised documents and a Supplemental Directive outlining the changes are provided here: www.cambridgema.gov/stormwater. The Application Narrative does not clearly indicate if the updated standards have been considered. Some standards, updated by the revisions, include, but are not limited to, all Stormwater BMP's being designed for the projected Cambridge 2070 design storm events and water quality standards including the removal of 65 % of Total Phosphorous.

Urban Forestry and Tree Ordinance:

The Urban Forestry Division has confirmed that with no significant trees on the Parcel, the project is in compliance with the requirements of the Tree Protection Ordinance. The Applicant did acknowledge some existing Street Trees adjacent to the project. The DPW will work with the Applicant to establish adequate protections for these trees in the Right of Way.

The DPW will also work with the Applicant to identify opportunities for tree plantings to increase canopy while taking into consideration other Citywide Planning Initiatives.

Public Infrastructure:

The Applicant understands the DPW requirements associated with public infrastructure and has committed to working with the DPW through the building permit process on design details.

- The road network adjacent to the project parcel is densely occupied by existing utilities. The DPW anticipates requiring a robust utility monitoring program be implemented to ensure these utilities are not impacted by the construction of the project.

Again, to confirm that all of the items above are addressed by the proposal, a thorough review of the development at submission of a building permit and during design and construction will be required 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