



City of Cambridge  
Department of Public Works

*Katherine Watkins, Commissioner*

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May 31, 2023

TO: Planning Board

FROM: James Wilcox, PE  
City Engineer

**RE: 48-50 Bishop Allen Drive Special Permit Application**

We are in receipt of the Special Permit Application for 48-50 Bishop Allen Drive, dated April 17, 2023. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

The submitted Application does not acknowledge all the requirements of the DPW, and thus we would require additional information, specifically related to the management of stormwater and flooding resiliency, prior to advancing any permits on this project.

We have outlined our concerns below.

**Resiliency to Flooding:**

The Application appears to have utilized superseded Flood Elevations in the Application. An update to the FloodViewer was published in March of 2022. Updated elevations are provided below. The Applicant shall review the revised elevations and provide discussion related to how the Flood Resiliency Standards will be met by the Development.

FloodViewer LTFE Elevations (in CCB)			
		Superseded Map	March 2022 Map
2070-100 Year	1% LTFE	20.4	23.3
2070-10 Year	10% LTFE	19.0	20.4

Based on the change in the depth of the proposed flooding, we would recommend that the Planning Board require this information be provided in advance of issuing a Special permit, as addressing the increased depths may change the design.

**Urban Forest:**

As the project does not require a formal tree study, impacts to trees on private property, and the mitigation associated with these impacts, will be managed under the Tree Protection Ordinance. The Application does identify trees to be removed and acknowledged the requirement for a permit for removals.

The Application shows a Street Tree along Douglas Street being removed and replaced with a new tree at the outside edge of the sidewalk. Trees located in the public right of way are Public Shade Trees and are regulated under State General Law. The Applicant shall confirm if it is their intention to go through the required process of a Public Hearing to remove the tree. If the tree is in good condition, the DPW would request that the Applicant reconsider preserving the tree at its current location.

**Stormwater Management:**

Under the City Land Disturbance Regulations, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works, prior to the start of construction. 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.

While the DPW has had conversations with the Applicants consultants outlining the requirements, the Application does not appear acknowledge how these Standards will be addressed. DPW requests that the Applicant acknowledge this requirement and provide some initial indication as to how the standards of the Permit will be addressed.

**Public Infrastructure:**

As the development progresses through the Building Permit process, we will review the site and utility design related to DPW standards and requirements. The DPW reserves the right to establish appropriate mitigation measures, related to impacts to public utility infrastructure and the public right of way (streets and sidewalks), throughout the process as the design presents the full scope of these impacts.

In our initial review of the development in 2021, the Applicant was made aware of the City Project that is underway in direct proximity to the development site. All work in the public right of way, including but not limited to utility connections, sidewalk layout and construction logistics, will need to be coordinated with the DPW and our consultants.

We look forward to working with the Applicant on this project. Please feel free to contact me with any questions or concerns related to the comments or information provided above.

Sincerely,



James Wilcox, PE  
City Engineer