



City of Cambridge
Department of Public Works

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

John F. Nardone, Acting Commissioner

Voice: 617 349 4800

TDD: 617 499 9924

March 5, 2026

TO: Planning Board

FROM: James Wilcox, PE
City Engineer

RE: 240 Broadway AHO Consultation

We are in receipt of the AHO Submission Documents for the project at 240 Broadway, dated February, 10, 2026.

The DPW supports the project and development of affordable housing in the City. With the understanding that the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application, we anticipate continuing to work with the team. Comments on the documentation provided, related to our purview, are summarized below.

Just A Start has engaged with DPW and is working toward understanding and addressing items under our purview that we have noted will need to be addressed as the project advances. Specific to this location we are interested in more detailed understanding of how the project will address the items related to **Urban Canopy** and **Stormwater Management** as further outlined below.

Urban Canopy:

AHO Projects are not under the jurisdiction of the City's Tree Protection Ordinance. The City and specifically the Urban Forestry Division does, however, always advocate for the protection and maintenance of existing, mature, healthy trees as they are vital in maintaining the tree canopy.

The project identifies and notes that trees adjacent to the site, on both the Street frontage sides and the adjacent City Park, have canopies that extend well into the parcel. Exhibit on page 7 of Volume II of the submitted documents clearly illustrates the approximate span of the canopies into the parcel.

Trees located in the Public Right of Way are regulated under Massachusetts State Law Chapter 87, as Public Shade Trees. Impacts to the trees adjacent to the site under this jurisdiction shall be reviewed and coordinated with the Arborist under the provisions of that Law.

The Documentation and conversations with Just A Start both demonstrate that the team is aware of the project's potential impact on the canopy and root systems of these trees and is working with the City Arborist and a private Arborist to better understand these impacts.

We respectfully request that Just A Start and their Arborist continue to advance their understanding of any potential impacts to the street trees, canopy and root systems, and engage with the City Arborist.

Stormwater Management:

At time of Building Permit, the development will undergo Site Plan Review in our division. This will include detailed reviews of the proposed stormwater management system, plans for erosion and sedimentation control during construction and the plans for long term operation and maintenance of the system. The submitted narrative includes a mention of Stormwater management but does not provide specifics as to how the DPW Standards will be met on-site.

We respectfully request that Just A Start and their civil consultants provide additional information on how the project intends to meet the City Stormwater Standards on the site.

Sewer Flow and Mitigation:

The Narrative does not include any anticipated design sewer flows for the development but based on the proposed bedroom count the anticipated flow should not exceed the 15,000 gpd net increase in sewer flow that would trigger Inflow and Infiltration (I/I) mitigation.

Flood Resiliency:

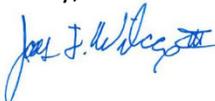
The DPW has reviewed and approved the projects Flood Resilience Compliance Confirmation Application, and our approval was included in the submitted documentation. The project meets the Flood Resiliency Standards as designed. The DPW will review the details as the project is advanced to confirm that the built design will continue to meet the Flood Resiliency Standards.

Public Right of Way:

DPW will review and evaluate all proposed work and impacts in the public right of way, as the design is developed. Connections to both public and private utilities as well as all proposed disruption in the public right of way shall be reviewed as part of the Building Permit and construction permit processes. As noted in the Application, the development will support, as needed, improvements to the public sidewalk, as needed, to obtain an accessible and comfortable sidewalk width for the project frontage.

We look forward to working with Just A Start and their team 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, P.E.
City Engineer

