



City of Cambridge Department of Public Works

Owen O'Riordan, Commissioner

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June 27, 2022

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 116 Norfolk Street; AHO Planning Board Submission

We are in receipt of the Modernization of 116 Norfolk Street, AHO Planning Board Submission, dated May 27, 2022.

The DPW supports the project and acknowledges that CHA and their consultant team have demonstrated a general understanding our Department's requirements for development projects and have indicated a willingness to work with the DPW to meet the requirements and to address our concerns. 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 CHA and their team.

Stormwater Management:

The development will be required to obtain a Stormwater Control Permit prior to the issuance of a Building Permit which will include a detailed review 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 materials did include depiction of a Stormwater Management system. Review of the permit will confirm the details and sizing of the design. We do respectfully request that the project team review the layout of the system for conflicts with existing and proposed vegetation.

Climate Change / Resiliency:

The City's Floodviewer Map indicates that the project parcel sits just outside the areas impacted by the 2070 projected flood events, but is adjacent to areas of mapped flooding. DPW would recommend that the CHA and their team review opportunities to protect the building and its occupants from future flood events. When feasible, Critical infrastructure, like the emergency generator, should be located out of the basement level and above adjacent flooding elevation.

Urban Forestry:

Consistent with all development in the City, the DPW will be looking for the project to contribute to expanding the tree canopy to help combat heat island concerns and to provide shade for comfort of the residents of the development. CHA has indicated that the project was considerate of existing trees as they worked to establish this critical housing type on the parcel. As some existing trees will be lost

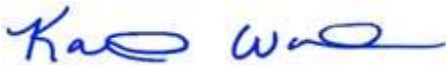
because of the addition, the DPW will work with CHA to provide for as many replacement trees and canopy as can be accommodated on the parcel and adjacent to the site.

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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Katherine Watkins", with a stylized flourish at the end.

Katherine F. Watkins, P.E.
City Engineer