

City of Cambridge Department of Public Works

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July 29, 2025

TO: Planning Board

FROM: James Wilcox, PE
City Engineer

RE: 28-30 Wendell AHO Design Review

We are in receipt of the AHO Submission Documents for the project at 28-30 Wendell Street, dated June 23, 2025.

The DPW supports the project and acknowledges that HRI and their consultant team have demonstrated a general understanding of 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 Applicant. Items discussed with the Applicant related to our purview, are summarized below.

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.

We have met with HRI's Consultant and reviewed design materials that acknowledge the standards of the Stormwater Control permit and provides discussion on how the Development plans to meet the requirements. Final review and approval of the design will occur with the Building Permit.

Sewer Mitigation:

The development will trigger Inflow and Infiltration Mitigation as it will increase the flow to the City's infrastructure by more than 15,000 gallons per day. The mitigation requirement is to mitigate the addition flow at a rate of 4:1. HRI's civil consultant acknowledges the mitigation requirement. DPW will work with HRI on an establishment of the design sewer flow and the required mitigation.

Flood Resiliency:

The Project has 1% Long Term Flood Elevations assigned to the parcels. Consistent with the discussion in the submitted documentation, the impact of the LTFE elevations is limited to the frontage of the parcel, with the structure being established above it. Flood Resilience Compliance Confirmation is required in advance of any building permit application to confirm that development is meeting all the Flood Standards established in Zoning Section 22.80.

Urban Canopy:

The submitted documentation identifies trees on the development parcel that will need to be removed to support the housing project. While exempt from the Tree Protection Ordinance the City will advocate for tree plantings to be proposed onsite to support the development of the Urban Canopy and the associated benefits.

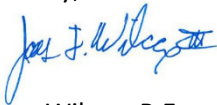
Specific to Public Shade Trees, the DPW would note that all street trees located along the project frontage shall be maintained and protected during all construction activities. Also, we would ask that street trees be added along all frontages as is allowed by the design standards.

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 to obtain an accessible and comfortable sidewalk width for the project frontage.

We look forward to working with the HRI 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,



James Wilcox, P.E.
City Engineer

