

City of Cambridge Department of Public Works

John F. Nardone, Acting Commissioner

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

Voice: 617 349 4800

TDD: 617 499 9924

September 25, 2025

TO: Planning Board

FROM: James Wilcox, PE
City Engineer

RE: 2072 Massachusetts Ave AHO Submission

We are in receipt of the AHO Submission Documents for the project at 2072 Massachusetts Ave , dated September 4, 2025.

The DPW supports the project and acknowledges that the Development Team and their consultants 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 Development Team 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.

The submitted narrative includes an acknowledgement of some of the Stormwater Standards and some discussion related to how the Standards will be met. The Development Team and their consultants should review the City's Stormwater Control Permit Standards to confirm compliance with all water quality and quantity Standards. Methodology for calculating water quality mitigation, specifically Total Phosphorous removal, shall be consistent with methods and standards outlined in Appendix F of the Massachusetts MS4 General Permit. Final review and approval of the design will occur with the Building Permit.

Sewer Mitigation:

The development may trigger Inflow and Infiltration Mitigation if it increases the flow to the City's infrastructure by more than 15,000 gallons per day. The requirement is to mitigate the additional flow at a rate of 4:1. The proposed bedroom count has the design flow approaching this limit and should be evaluated by the development to clearly understand the net increase in flow to the City's system, as the program is finalized. Mitigation requirements, if triggered, will need to be agreed with the City and the Development Team prior to Building Permit.

Urban Canopy:

The submitted documentation notes that there are no trees on the parcel that are jurisdictional under the Tree Protection Ordinance. There is a tree on the abutting parcel that is immediately adjacent to the lot line and has the potential to be impacted by the construction. The Team has presented a Tree Protection Plan that outlines specific measures to be taken by the contractor to ensure that the tree is not adversely impacted by the project. The plan includes monitoring the tree for a full growing season after the completion of construction. The Urban Forestry Division agrees with this approach but would ask that in addition to the protections proposed that the arborist evaluate canopy impacts along with rootzone impacts.

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 considered along all frontages as is allowed by the design standards and utility conflicts.

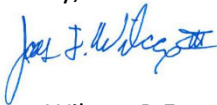
Public Right of Way:

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.

The project proposes widening Walden Street for a portion of their frontage to support a second lane for turning movements. As this widening is supported by CAMDOT, DPW will work with the Development Team and CAMDOT on detailed review of plans for this work. The Team proactively engaged a survey consultant to establish the depth and sizes of some of the underground utilities that are in the vicinity of the proposed widening (curb relocation). Preliminary review indicates that widening is possible. Relevant City departments will work the team to progress plans for this work.

We look forward to working with the Development Team 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

