



City of Cambridge Department of Public Works

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February 4, 2026

TO: Planning Board

FROM: James Wilcox, PE
City Engineer

RE: 1740 Massachusetts Ave Planning Board Advisory Consultation Review

We are in receipt of the 1740 Massachusetts Ave Documentation to support the Planning Board Advisory Consultation for the development dated December 12, 2025.

The submitted documents provided the DPW with a good overview of the development. With the understanding that the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application, please see below discussion of DPW related items that will warrant further review as the project is developed.

We anticipate and look forward to continuing to work with the Developer on the project and encourage them to arrange for a meeting to discuss the items below as the design is developed.

Stormwater Management:

The development will be required to obtain a Stormwater Control Permit from the DPW prior to the issuance of a Building Permit. This permit includes 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 Applicant has submitted draft calculations and plans for a proposed Stormwater Mitigation system that generally appears to meet the DPW Standards for the above-mentioned permit. The Stormwater Control Permit will need to be obtained prior to issuance of a building permit for the project.

Sewer Flow and Potential Mitigation:

The DPW will be interested in understanding the development's impact on the City's Sewer Infrastructure. Design flows along with plans and details for the conveyance of the flow to our infrastructure will need to be provided.

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. If the proposed bedroom count has the design flow approaching this limit the flow rate should be evaluated by the development to clearly understand the net increase 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 Development should be aware that any on-site trees that are greater than 6" in DBH are jurisdictional under the City's Tree Protection Ordinance. The documentation indicates that no on-site trees will need to be removed under this jurisdiction. Project should also consider any potential impacts to trees on abutting properties.

Specific to Public Shade Trees, the DPW would also note that all street trees located along the project frontage shall be maintained and protected during all construction activities. In addition, we support the projects proposal to add street trees along the Linnaean Street frontage. These trees will need to be installed per City Standards. DPW can assist, as the project advances , in providing guidance on the potential Street Tree locations adjacent to the project that take into consideration accessibility requirements and potential utility and curb use conflicts.

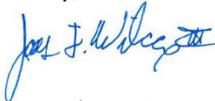
Public Right of Way:

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. Mitigation and requirements for surface reconstruction will be evaluated based on the construction impacts and conditions of the abutting road and sidewalks. The DPW will expect improvements to the public sidewalk, as needed, to obtain an accessible and comfortable sidewalk width for the project frontage.

Project team has also been made aware of the City's planning efforts that are under way for the Mass Ave Corridor and will be encouraged to work with the City on their design development to confirm consistency with the City's Plans.

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

