



## City of Cambridge Department of Public Works

*Katherine Watkins, Commissioner*

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

Voice: 617 349 4800

TDD: 617 499 9924

**April 10, 2025**

TO: Planning Board

FROM: James Wilcox, PE  
City Engineer

**RE: 745 Concord Ave**

We are in receipt of the Special Permit Application for the redevelopment project at 745 Concord Ave, dated February 28, 2025.

The DPW generally supports the project and notes that the Application acknowledges the Department's requirements for development projects.

Consistent with all Special Permit projects, this 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. Review Comments, relevant to our purview, are summarized below.

### **Stormwater Management:**

The development will be required to obtain a Stormwater Control Permit from the DPW prior to the issuance of a Building Permit for the project. The permit will require 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 Application acknowledges the requirements for the permit and provided a plan outlining how the Standards would be met.

### **Sewer Generation / I/I Mitigation:**

The Application presents the anticipated sewer generation from the proposed development and the resulting increase in flow to the City Infrastructure over the existing flow. As presented, the 31,000 + gallon per day increase exceeds the threshold to trigger I/I Mitigation. In advance of the building permit for this project, the DPW will require that the I/I Mitigation plan be finalized and approved by the DPW.

Project also is proposing to provide storage for sewer flow from the building adequate to mitigate 8-hour peak flow from the residential structure. This storage will reduce the projects impact on the adjacent City Infrastructure and will protect the building in events of a surcharged system.

### **Flood Resiliency:**

The Project has filed for and received Flood Resilience Compliance Confirmation indicating that project is able to be constructed to meet all of the Flood Standards established in Zoning Section 22.80. This

Confirmation will need to be obtained again by the Applicant in advance of the building permit to confirm that as the design progresses the development will remain in compliance with the standards.

**Urban Canopy:**

The Project Parcel does not have any jurisdictional trees within the parcel boundary thus does not require a tree study.

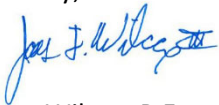
Specific to Public Shade Trees, the DPW would note that all street trees located along the project frontage shall be maintained and protected during all construction activities. Also, we would ask that street trees be added along all frontages as is allowed by the design standards.

**Public Right of Way:**

The Application acknowledges that the City's plans for both Concord Ave, Spinelli Place and future adjacent roadways. We will continue to work with the Applicant on details of their work within the ROW as the project advances.

We look forward to working with the Development team 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 "James J. Wilcox".

James Wilcox, P.E.  
City Engineer