

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

May 14, 2025

TO: Planning Board

FROM: James Wilcox, PE
City Engineer

RE: 350 Massachusetts Ave Project

We are in receipt of the Special Permit Application for the redevelopment project at 350 Massachusetts Ave, dated March 20, 2025.

The DPW generally supports the project and notes that the Application acknowledges the Department's requirements for development projects. As the project is a change in use and not a new structure, we acknowledge that the ability to meet all DPW Standard may be constrained by existing conditions. The Applicants team has met with the DPW on numerous occasions to discuss these constraints and accurately outline how the project will seek to meet our Standards within the limits of the existing lot and structure.

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 require 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 what level of improvement over existing conditions, related to the management of stormwater, can be achieved.

Flood Resiliency:

The Project has filed for and received Flood Resilience Compliance Confirmation indicating that project is able to be constructed to meet all 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.

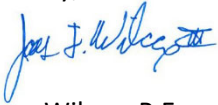
Specific to Public Shade Trees, the DPW would note that all street trees located along the project frontage shall be maintained and protected during all construction activities. Also, we would ask that street trees be added along all frontages as is allowed by the design standards.

Public Right of Way:

The Application acknowledges that the City's plans for adjacent roadways and that the construction will have an impact on the Right of Way (ROW). We will continue to work with the Applicant on details of their work within the ROW as the project advances and discuss surface restoration requirements.

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 Wilcox", with a stylized flourish at the end.

James Wilcox, P.E.
City Engineer