

City of Cambridge  
Department of Public Works

*Owen O'Riordan, Commissioner*

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November 28, 2015

TO: Planning Board

FROM: Katherine F. Watkins, PE  
City Engineer

**RE: PB#303, MIT "SoMa" PUD Building 4 and Open Space Design Review**

We are in receipt of the Design Review for Building 4, dated November 2, 2016, and the Open Space Submission, dated October 24, 2016. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

The DPW has met with the Applicant, MIT, and their consultant team to review the proposal for the work. MIT and their consultant team have demonstrated an understanding our Department's requirements for new developments and have continuously expressed willingness to work with the DPW to meet the requirements and to address our concerns. The documents submitted are consistent with the discussions that we have had with the MIT Team.

As the project is further developed under the PUD Special Permit process and continuing through the Building Permit Application and review processes the DPW looks forward to working with MIT on the specific details of the project.

**Street and Sidewalk Design:**

Through the Building Permit Application, DPW will need to review detailed grading plans for the street and sidewalk work to assure full ADA compliance; and implementation of city details such as driveway details, raised side street crossings, etc.

**Resiliency:**

- The Sustainability Narrative states that "Building 4's design will locate critical equipment above the flood elevation, above Cambridge elevation 26 feet".
- Additional information on the building design (including building materials and elevations of entrances and other water pathways) is required to understand how the building will be protected from anticipated flood levels in 2030 and recover from anticipated flood levels in 2070.

### Stormwater Management:

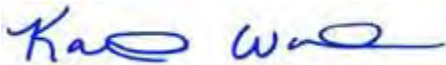
- The applicant is proposing an innovative approach to stormwater management; with a strong commitment to re-use. DPW strongly supports this approach to addressing the City's standard to mitigate the stormwater runoff from the site from the proposed 25-year storm to a rate below the pre-redevelopment 2-year storm event; and meet the Charles River Watershed's a Total Maximum Daily Load (TMDL) for Phosphorous.

### Sanitary Sewer:

- The proposed sewer flow is tributary to the City's combined sewer system and therefore will be required to provide mitigation for the additional flow by reducing the inflow and infiltration (I&I) into the system at rate of 4:1. ***The I&I removal must be completed prior to building occupancy.*** DPW looks forward to continuing to work with MIT to meet this requirement.

We look forward to working with MIT 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,



Katherine F. Watkins, P.E.  
City Engineer