



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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

Voice: 617 349 4800

TDD: 617 499 9924

April 11, 2016

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 95-99 Elmwood Street; Special Permit Submission

We are in receipt of the Special Permit Application materials, narrative dated February 1, 2016 and revised plans dated March 30, 2016, for the redevelopment of the site at 95-99 Elmwood Street. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

Generally, the DPW, based on the provided documentation, does not anticipate the project having any issue meeting all of the requirements of the DPW as the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application.

The DPW also had a preliminary meeting the Applicant and has a meeting scheduled to discuss the design development and the comments listed below.

As the project is further advanced, DPW will work with the applicant to ensure the following requirements are met:

Public Infrastructure:

1. Elmwood Street, at the project frontage, is an unaccepted Public Way that dead-ends at the MBTA Linear Path and is only accessible by vehicle through the City of Somerville. Any work proposed within the Right of Way will be subject to the review and approval of the Department. The City does not currently provide snow removal for the unaccepted length of Elmwood Street and would not intend to once the parcel is redeveloped.
2. The project narrative indicates that the Applicant intends to obtain an easement from the MBTA to run utility connections from Cameron Ave, in Cambridge, through the MBTA owned Linear Path Right of Way to the project parcel. The details of the proposed utility connections will be reviewed as the design is developed but the DPW would like to note the following:

- a. All required legal negotiations and permissions to provide these connections will be the responsibility of the Applicant and will need to be in place in advance of the Department's approval of the Building Permit.
 - b. Any connections to the City of Cambridge infrastructure will need to meet all City of Cambridge Standards.
 - c. Drain and sewer connections to the development, from the proposed building to the City main, will be considered laterals that remain the responsibility of the property owner.
3. Requirements for temporary and permanent alterations to the Public Right of Way, based on proposed impacts of construction, will be considered as part of the Building Permit review process.

Stormwater Management:

1. Under the City Land Disturbance Regulations due to the project requiring a Special Permit from the Planning Board, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works. The permit requirements cover the design standards and long term operation and maintenance of a management system for the project site, as well as the construction phase erosion and sedimentation control plans. The permit requirements also include the 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.

The Applicant has acknowledged the above mentioned permit requirements in the Application Materials.

A thorough review of the development during design and construction will be required by the DPW to ensure that the above items are implemented as described.

Please feel free to contact me with any questions or concerns related to the comments provided above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katherine Watkins", is written over a light blue horizontal line.

Katherine F. Watkins, P.E.
City Engineer