



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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July 27, 2016

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 35 Cambridge Park Drive:

We are in receipt of the Special Permit Application materials, dated June 30, 2016, for the redevelopment of the site at 35 Cambridge Park Drive. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

The Applicant has met with both the Engineering and Conservation Commission divisions of the DPW and has been made aware of permitting requirements for the project. 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 thorough and complete engineering review at the time of the Building Permit Application.

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

Flood Plain Mitigation:

1. Under the Flood Plain Overlay District Ordinance, the Applicant will need to provide documentation and discussion, to the DPW, related to the developments proposed impact on flood levels. As the design is developed, in addition to further DPW review, confirmation of the designed and as-built development elevations will be required to be formalized through the Conservation Commission process.
2. The Applicant has been asked to address flood level impacts and building resiliency associated with increased flood elevations presented in the November 2015 *Climate Change Vulnerability Assessment*. Flood Elevations associated with the 2030 and 2070 100-year storm events have been provided to the Applicant. Documentation of the following will be required:
 - Considerations in the design and site engineering that minimize potential for surface flooding to the property during a 2030 flood event.
 - Plans and discussion related to the building's resiliency and ability to respond and operate under an anticipated 2070 flood event.

Public Infrastructure:

1. Requirements for temporary and permanent alterations to the Public Right of Way, based on proposed impacts to the public right of way, 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 been made aware of the permit requirements at meetings with the DPW Engineering Staff, but has not yet submitted formal applications or calculations to the Department. As the project is a redevelopment, considerations of site constraints will be made as waivers from requirements of the permit are requested.

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 positioned above the typed name.

Katherine F. Watkins, P.E.
City Engineer