



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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October 12 2016

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 300 Putnam Avenue: Special Permit

We are in receipt of the materials, dated September 27, 2016, for the Special Permit Application for the redevelopment of 300 Putnam Avenue. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

Generally, the DPW, after a meeting with the Applicant, does not anticipate the project having significant issues 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.

Climate Change Resiliency:

The project site has been identified in the November 2015 *Climate Change Vulnerability Assessment* as an area that can expect to see an increase in the inland flooding as a result of Climate Change. Thus, the Department raised concerns about the development of basement space and how it may be impacted in the future by flooding events. Anticipated flood event elevations for the 2030 and 2070 100-year storm events will be provided to the Applicant and they were asked to consider the following:

- a. How the development has been designed to mitigate the potential for impact to the site from surface flooding to the anticipated 2030 100-year storm-event flood depths.
- b. How the development will recover from a surface flooding event consistent with the potential 2070 100-year storm-event flood depths.

Applicant has committed to:

- Evaluating the access points for water into the basement, such as window wells, and to determine appropriate mitigations measures to protect the basement area.
- All basement level fixtures will have properly installed backflow valves.

While final review and approval of the design will be required, the applicant has indicated a commitment to designing the project to mitigate potential future issues related to surface flooding.

Public Infrastructure:

Requirements for temporary and permanent alterations to the Public Right of Way will be considered as part of the Building Permit review process, when a full understanding of the scope of the utility and surface work is presented. The Applicant has been coordinating with the DPW, and should continue to do so, related to planned roadway and resurfacing in the vicinity of the project site.

Stormwater Management:

Under the City Land Disturbance Regulations, 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-development 2-year storm event. The Applicant acknowledges the requirements of this permit.

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 F. Watkins".

Katherine F. Watkins, P.E.
City Engineer