



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: 55 Regent Street: Special Permit

We are in receipt of the materials, dated September 1, 2016, for the Special Permit Application for the redevelopment of 55 Regent 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, 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 is not identified in the November 2015 *Climate Change Vulnerability Assessment* as an area that is anticipated to see inland flooding as a result of Climate Change. However, basement areas can still be vulnerable to overland flooding in the event that catch basins are clogged or the overall drainage system is compromised.

The uses in the proposed basement area are limited to parking, access to the units, storage and some utilities. To reduce the impacts of potential surface flooding the Applicant has committed to:

- Evaluate the access points for water into the basement. The proposed basement does not have any windows, so the only access for surface flooding is through the driveway. The Applicant will design the driveway access to provide as much protection as possible.
- raise any utilities, such as the air conditioning units, above the floor elevation to minimize the damage caused by any 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 Watkins", is displayed on a light yellow background.

Katherine F. Watkins, P.E.
City Engineer