



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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November 10, 2016

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: Mass + Main:

We are in receipt of the Special Permit Application materials, dated September 30, 2016, for the redevelopment of the Mass + Main site. 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 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 Impacts and Building Resiliency:

1. 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.

2. The project includes several awnings from the building extending over the public right-of-way on Mass. Ave. and New Coolidge Place. Both of these areas have key utility infrastructure and the City needs to have full access to repair, maintain and replace this infrastructure.

Sanitary Sewer:

1. The Applicant presents an estimated net sewer flow generation of 56,970 gallons per day from the development.
2. The Applicant is 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 DPW will work with the Applicant to evaluate opportunities to address this mitigation requirement.


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.
2. The Applicant has been made aware of the permit requirements at meetings with the DPW Engineering Staff and has indicated that they will meet all of the requirements, but the formal applications and calculations will be submitted with the building permit to the Department.

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,



Katherine F. Watkins, P.E.
City Engineer