

City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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January 9th, 2018

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 114 Inman Special Permit Application

We are in receipt of the Planning Board Special Permit submission for 114 Inman Street for the change in use to residential units.

The Applicant shall be made aware of the comments and requirements below that will need to be addressed by the Development prior to the DPW's approval of the project. The Applicant should have the understanding that the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application.

Stormwater Management:

Under the City Land Disturbance Regulations because the project requires a Special Permit from the Planning Board, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works. The City 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 DPW will work with the Applicant to make sure that all permit requirements, including but not limited to those listed below, are met:

1. Design a system that will meet the City of Cambridge standard to reduce the peak rate of runoff from the post development 25-year storm event to the rate of the existing 2-year event.
2. Provide a plan for erosion and sedimentation controls and BMP's for the construction phase of the new development.
3. Make improvements to the quality of the stormwater runoff including an 80% reduction in the amount of Total Suspended Solids and 65% reduction in the Phosphorus load.
4. Provide a plan outlining the long term operation and maintenance procedures of the designed system to ensure sustained operation of the system into the buildings future.

Climate Change / Resiliency:

The project Parcel has been identified in the November 2015 *Climate Change Vulnerability Assessment*, as one at risk for an increase in future flood elevations associated with increased intensity rain events.

Information on the flooding and maps of the various events can be found here: <http://www.cambridgema.gov/Services/FloodMap> . Flood Elevations associated with the 2070 10-year and 2070 100-year storm events and have been provided below.

Location Name	2070 10 yr precip	2070 100yr precip
114 Inman Street	N/A	24.6 CCB

With residential space proposed in the basement of the structures, we respectfully request that the Applicant review the elevations provided above and consider the items outlined below:

- a. How the development has been designed to mitigate the potential for impact to the site from surface flooding to the anticipated 2070 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.

The DPW will continue to work with the Applicant to ensure the final design is meeting the City requirements for building resiliency.

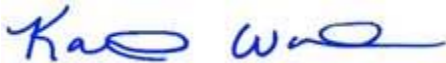
Other Public Infrastructure:

DPW will review and evaluate all proposed work and impacts in the public right of way, as the design is developed. Some additional items worth noting include:

1. The Applicant should be aware that there is a large privately owned Gas Main located in Inman Street. Utility connections will need to be coordinated with this significant private utility in advance of any work occurring in the public way.

We look forward to working with the Applicant and other City Departments on this project. Please feel free to contact me with any questions or concerns related to the comments or information provided above.

Sincerely,



Katherine F. Watkins, P.E.
City Engineer