



## City of Cambridge Department of Public Works

*Owen O'Riordan, Commissioner*

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January 23<sup>rd</sup>, 2018

TO: Planning Board

FROM: Katherine F. Watkins, PE  
City Engineer

### **RE: 24 Brattle Street: Special Permit Application**

We are in receipt of the Planning Board Special Permit submission for 24 Brattle Street, dated November 3<sup>rd</sup>, 2017. The DPW has met with the Applicant and their consultant team to review the proposal for the work. The Applicant and their consultant team have demonstrated a general understanding our Department's requirements for development projects and have indicated a willingness to work with the DPW to meet the requirements and to address our concerns.

Generally, the DPW, based on the provided documentation, does not anticipate the project having any issue meeting all of the requirements of the DPW with the understanding that the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application. Issues that have been discussed have been highlighted below.

#### **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.

**Sewer Mitigation:**

It is unclear from the submitted documentation what the increase, if any, in generated sewer flow from the proposed redevelopment will be. If the increase, based on Title 5 design flows, is in excess of 15,000 gallons per day, the Development will be required to remove inflow/infiltration (I/I) from the City sewer system at a rate of 4 times the projects added wastewater generation.

The DPW will work with the Applicant to confirm all sewer flow generation volumes and coordinate the I/I mitigation effort, as needed.

**Other Public Infrastructure:**

As the design is developed for the proposed redevelopment, the DPW will review and evaluate all proposed work and impacts in the public right of way, including but not limited to:

- Public and private utility connections
- Changes and disturbance to the street and sidewalk
- Construction impacts and logistics

Curb and sidewalk reconstruction along the Brattle Street frontage is proposed by the Applicant to support the redevelopment. The DPW anticipates that the elevation changes and work to reconstruct the sidewalk will warrant resurfacing of Brattle Street and also additional length of sidewalk reconstruction extending down Brattle to the Mt. Auburn Street intersection. The DPW will work with the Applicant on this design as they progress to a building permit submission.

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,

A handwritten signature in blue ink, appearing to read "Katherine F. Watkins".

Katherine F. Watkins, P.E.  
City Engineer