

City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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April 17, 2018

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 47 Dudley Street: Special Permit Application

We are in receipt of the Planning Board Special Permit Submission for change of use at 47 Dudley Street.

The DPW takes no issue with the proposed use change, but has provided some comments below for the Applicants consideration as the project moves to construction.

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. At that time details related to the impacts to the public way will be reviewed and considered.

Dudley Street Construction:

Dudley Street is currently under construction through the City's Chapter 90 Roadway Program. Utility work is complete and roadway reconstruction is scheduled to commence in the next week. Once the roadway surface is completed, final paving is tentatively scheduled for early fall, there will be a five year moratorium on cuts into the newly reconstructed street.

It is unclear from the provided information if the renovation of the structure will require any work in the public way. We respectfully request that the Applicant expedite the evaluation of the existing onsite infrastructure to determine if any work in the street will be required. If needed, the work will need to be completed this summer in advance of the final top course paving of the roadway, in order to avoid the moratorium.

Climate Change / Resiliency:

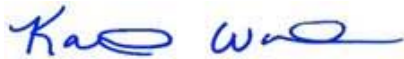
While the property is not identified as one with the potential for an increase in the surface flooding from increased intensity rain events associated with Climate Change, we recommend that the Applicant review the City's available information related to Climate Change Resiliency. Information can be found on the City Website, here:

<http://www.cambridgema.gov/CDD/Projects/Climate/climatechangeresilienceandadaptation.aspx>.

Development of living area below the ground elevation increases the properties exposure to surface flooding. The Applicant should consider measures that can be taken to prevent future flooding and allow for the occupant to recover quickly, in the case of a flood event.

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 Watkins".

Katherine F. Watkins, P.E.
City Engineer