



City of Cambridge  
Department of Public Works

*Owen O'Riordan, Commissioner*

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May 8, 2018

TO: Planning Board  
  
FROM: Katherine F. Watkins, PE  
City Engineer

**RE: 1043-1059 Cambridge Street: Special Permit Application**

We are in receipt of the Planning Board submission for the 1043-1059 Cambridge Street project submitted on behalf of 418 Real Estate, LLC for a Special Permit.

The DPW has met with the Applicant on this project and the Applicant was made aware of the comments and requirements below that will need to be addressed by the Development team 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 and Sanitary Sewer:**

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.

The submitted documentation includes a memorandum from Samiotes, the Applicant's Civil Engineer, that outlines the projects approach to manage stormwater. The memo indicates that some of the above permit requirements will be addressed by the proposed design. Final design review will be completed when the project submits the full Stormwater Control Permit to support the Building Permit Application.

**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.

2070 10 yr precip	2070 100yr precip
NA	21.7 CCB

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 10-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 above information related to Resiliency was provided to the Applicant in October of 2017 and again in April of this year. The Special Permit Application did not specifically address the items noted above. An understanding of how the Project has been designed to address these concerns will be required in advance of any approval by the DPW.

**Other Public Infrastructure:**

As with all projects, the 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. Care shall be taken to protect and maintain all existing Public Street Trees during construction and long term. As the design develops the Applicant shall inform the DPW and City Arborist of any potential impacts to a Public Street Tree, as soon as they are identified.

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