

City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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Voice: 617 349 4800
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May 29, 2018

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 178 Elm Street: Special Permit Application

We are in receipt of the Planning Board Special Permit Application for the redevelopment of 178 Elm Street that includes a change in use to residential.

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 not 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. The street frontage, however, will experience some nuisance level flooding in future rainfall events. Information on the flooding and maps of the various events can be found here:

<http://www.cambridgema.gov/Services/FloodMap> .

We respectfully request, as the development includes the improvement of basement living spaces, that the Applicant review the flooding maps and elevations and also information related to resiliency available here on the City Website:

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


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.
2. The design should confirm where the existing roof leaders are conveyed. With the level of internal renovation proposed, the DPW would expect, if needed, that the building's roof runoff and sewer lateral would be separated as part of the project.

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 Watkins", with a stylized flourish at the end.

Katherine F. Watkins, P.E.
City Engineer