



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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August 21, 2018

TO: Planning Board

FROM: Katherine F. Watkins
City Engineer

RE: 50 Cambridge Park Drive Residences

We are in receipt of revised and supplemental documentation for the Special Permit Application materials for the redevelopment of the site known as 50 Cambridge Park Drive. In addition, the DPW has met with the Applicant to review the project and some of our specific concerns expressed in our July 5th letter to the Board and some of the concerns of the Board that were discussed at the initial public hearing.

Please see below some discussion related to the Applicant revised proposal for the project site.

Climate Change / Resiliency:

The Applicant has provided preliminary design proposals for how the structure will be protected from the 2070 10-year sea level rise / storm surge flooding elevation and will recover from the 2010 100-year sea level rise / storm surge flooding elevation. Consistent with the discussion provided to the Board in response to Question #8 in their submission, the Applicant is proposing a few types of deployable flood protection measures that will be installed in advance of a flooding event at locations and entrances that are vulnerable to flooding. They also have committed to constructing some faces of the structure with flood resistant materials, to protect the structure in these events.

The Applicant also submitted a draft of the Site Action Plan, as was requested in our July 5th letter. The draft document and our list of requirements for the Site Action Plan will serve as guidance for the final document that will include details that cannot be determined until the final building design is complete.

We anticipate working with the Applicant to incorporate the important details of both the flood protection systems and the Site Action Plan as the project is further developed. We would anticipate an additional review of their plan in advance of any building permit being issued and again before any occupancy of the structure.

Triangle Preparedness and Resiliency Initiative:

The Applicant remains committed to leading this initiative in conjunction with their neighbors and the City. This effort will need to be in addition to the site specific goals and operation plans that we anticipated will be clearly outlined in the Site Action Plan.

Stormwater Management:

The Applicant has committed to increasing storm water storage volumes on the site to mitigate the anticipated 2030 storm events rainfall depths. This will provide additional protections to the project parcel and the City infrastructure over systems that are designed to mitigate for conventional design storms.

Green Factor:

Per request of the Board the Applicant calculated the projected Green Factor for the development site based on the established system from Seattle, Washington. The Applicant submitted calculations for the proposed site, as reworked to address the comments from the initial Public Hearing, and also for the site as it exists, pre-redevelopment. The numbers provided to the DPW are consistent with the summary provided in the response to Question 4 in their submission to the Board.

The Seattle Green Factor calculation is one tool that can provide some understanding of the quality of the open spaces that provided as part of the project. Working through the calculations with the Applicant and comparing the proposed development to the existing conditions has been a valuable exercise as the City continues to evaluate tools that effectively can encourage development that supports all of the City's environmental objectives.

As noted in our previous letter a thorough review of the development during design and construction will be required by the DPW to ensure that the above items are implemented as described.

Please feel free to contact me with any questions or concerns related to the comments provided above.

Sincerely,

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

Katherine F. Watkins, P.E.
City Engineer