



City of Cambridge  
Department of Public Works

*Owen O'Riordan, Commissioner*

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January 6, 2020

TO: Planning Board

FROM: Katherine F. Watkins, PE  
City Engineer

**RE: 56 Creighton Street: Special Permit Application**

We are in receipt of the Special Permit Application materials for the conversion of the structure at 56 Creighton Street from non-residential to residential, dated November 13, 2019. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

Based on the provided documentation, the DPW does not anticipate the project having any issue meeting the requirements of the DPW as the project will be subject to thorough and complete engineering review at the time of the Building Permit Application.

As the project is further developed, DPW will work with the applicant to ensure the following requirements are met:

**Public Infrastructure:**

1. The Applicants plans and survey do not appear to acknowledge that a City Owned 12" sewer line runs under the existing structure between the manholes on Creighton Street and Regent Street. We will require that the Applicant acknowledge the existence of the pipe and confirm that plans for modifications to the structure will not impact the utility.
2. Requirements for temporary and permanent alterations to the Public Right of Way will be considered as part of the Building Permit review process, when a full understanding of the scope of the utility and surface work is presented.

The DPW will be interested in working with the Applicant to review the specifics of the design at the end of the Public Right of Way of Creighton Street which will serve as the entrance to the projects parking area. This is a unique condition and we will want to work the Applicant to design a treatment that is safe and efficient for all expected users.

3. The change in the configuration of the access to the parcel at the end of the Right-of-way of Creighton Street will require a Curb Cut Permit from the City. As currently configured this access impacts two significant trees, for which the applicant has obtained a Tree Removal Permit.

### **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> . With changed proposed to the ground level elevation and façade to support the development, the map and elevations should be evaluated. 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.

### **Stormwater Management:**

1. Under the City Land Disturbance Regulations due to the project requiring a Special Permit from the Planning Board, the Applicant will need to obtain a Stormwater Control Permit from the Department of Public Works, prior to issuance of a Building Permit. The permit 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 permit requirements also include the standard to mitigate the stormwater runoff from the site from the proposed 25-year storm to a rate below the pre-redevelopment 2-year storm event. Our Department will work with the Applicant to evaluate the permit requirements as they relate to the constraints associated with the project location, while maintaining a development that meets the intent and goals of the Requirements.

The Application acknowledges some of the standards outlined above. We look forward to reviewing the details of the design.

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

Sincerely,



Katherine F. Watkins, P.E.  
City Engineer