



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Voice: 617 349 4800

TDD: 617 499 9924

January 30, 2020

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 34-40 Hampshire Street Special Permit

We are in receipt of the Special Permit Application materials for the hotel development at 34-40 Hampshire Street, dated November 15, 2019. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

Generally, the DPW, based on the provided documentation, does not anticipate the project having any issue meeting all of 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:

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.

Stormwater Management:

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. 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.

The Applicant acknowledges that stormwater management has been considered in their initial design but does not specifically mention meeting the requirements of

the City's Stormwater Control Permit. The DPW will work with the Applicant as the design progresses to confirm that the standards have been met.

Climate Change / Resiliency:

The Applicant has been asked to address flood level impacts and building resiliency associated with increased flood elevations presented in the November 2015 *Climate Change Vulnerability Assessment*. Flood Elevations associated with the 2070 10-year and 2070 100-year storm events have been provided to the Applicant.

The Applicant outlines plans to address the resiliency concerns of heat and flooding in their Application. The DPW supports the addition of street trees along the project frontage, but respectfully requests that the locations identified on the Special Permit plans be evaluated for utility conflicts to confirm that trees can be accommodated as shown. Specifically, we would request that the Applicant confirm the size and depth of the private utility duct banks along the sidewalks at both frontages.

With respect to flooding the Applicant has indicated that the first floor will be established above the 2070-10 year event and the structure and use will be able to recover from a 2070-100 year event with critical systems and basement access points protected.

We will work with the Application to confirm that the final design achieves the resiliency goals outlined above and presented in their Application is provided for in the building permit submission.

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