



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

May 7, 2020

TO: Planning Board

FROM: Katherine F. Watkins
City Engineer

DRAFT

RE: 101 Rogers Street: The Foundry Building: Application for Special Permit

We are in receipt of the Special Permit Application materials, dated March 11, 2020 for the redevelopment of the site at 101 Rogers Street, also known as the Foundry Building. We have reviewed the materials and have presented below some comments related to the interests of the Department of Public Works.

As this project is owned by the City of Cambridge the Department of Public Works has been working collaboratively with the Design Team and other City Departments throughout the design and community process.

The DPW, based on this collaboration, does not anticipate the project having any issue meeting all of the requirements of the DPW. We expect to continue to work with the design team as the project moves to Building Permit level plans and through construction.

We have provided discussion below related to items that we have been working on with Design Team.

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 DPW has worked with the Applicant to develop a plan for long-term stormwater mitigation on the site that will meet the City Standards to the extent practicable on the redevelopment site. The site, as it is a redevelopment of a Historic Structure, has numerous constraints related to the available area and soil and groundwater conditions. The working design will result in improvements over the pre-redevelopment conditions, in the quality and quantity of the stormwater discharged from the site. The DPW will continue to work with the Applicant to progress the design to construction and to review plans for construction phase controls for erosion and sedimentation control.

Streetscapes Design:

The project has frontages on the Public Right of way of Bent Street and the private way of Rogers Street. The Applicant, through iterations of design and community process, has presented concepts for both frontages.

The DPW supports the concept for a shared street on Rogers Street from the projects frontage extending down to Third Street. City Departments, with the support of a Consultant experienced in creating these types of shared spaces, will work with the Applicants design team to develop the design for this space. As it is a private way, the work will also need collaboration with the other abutters that have ownership rights to the space.

The DPW is also working with the Applicant to extend the Rogers Street streetscape improvements through the intersection of Rogers Street and Third Street as a way to acknowledge and improve the projects connection to Timothy J. Toomey Jr. Park, which is currently under construction. The teams are looking at a raised intersection at this location to improve the connectivity of the site and neighborhood to this great amenity.

The DPW will also work the Applicant on the changes along the Bent Street Frontage but generally are in agreement with their presented proposal and applaud the addition of street trees along that frontage.

Urban Forestry:

Again through the design process, the DPW has encouraged the design team to provide opportunities to increase the tree canopy. The proposed plan, with plantings proposed in “the Yard” and along both Street frontages, provides significant improvements over the pre-redevelopment conditions with the site being mostly impervious and void of shade trees.

The DPW will work with the Applicant to ensure that the details of the tree plantings are consistent with the recommendations of the Urban Forestry Masterplan to ensure the longevity of the plantings.

We look forward to the continued partnership with the Design Team on this project and working with them on the details of the design, in what we think will be a great project for the City.

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