

City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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March 8, 2021

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 9 & 11 Jackson Street: Application for Special Permit

We are in receipt of the Special Permit Application materials for proposed residential structure to be located at 9-11 Jackson Street, dated January 14, 2021. 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:

1. 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 Applicant should note that the DPW will require that the sidewalk along the parcel frontage be brought into compliance with all ADA Standards. The portion of sidewalk at the existing street tree may require some of the accessible width to be located on the project parcel or require a curb extension into the street around the tree to achieve an accessible width and slope on the sidewalk. This condition will be reviewed at time of Building Permit.

2. The proposal includes inhabitable space in the basement of the proposed structures. While the property is not identified as one at risk for increased surface flooding as a result of increased intensity rain events associated with Climate Change, we request that the Applicant review information and materials that the City has prepared related to Climate Change Resiliency. Resources and information are available at:

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

and

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

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. 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's location, while maintaining a development that meets the intent and goals of the Requirements.

Urban Forestry:

1. The application narrative and materials indicate that a significant tree has been granted a permit for removal under the current Tree Ordinance and Moratorium and that no additional significant trees will be impacted by the project. We will request that the Applicant confirm, prior to Building Permit submission, that no additional significant trees, as defined by the Tree Ordinance current at the time of building permit filing, are impacted by the project.

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