



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

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April 18, 2021

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 88 Holworthy

We are in receipt of the Special Permit Application materials for the residential structures to be located at 88 Holworthy Street, dated February 10, 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 addressed:

Urban Forest/Tree Ordinance:

The Applicant should be aware that any tree removals or impacts will need to be completed in full compliance with the City Tree Ordinance current at the time of tree removal. The DPW would encourage the Applicant to review the proposed removals and evaluate potential to save any existing healthy trees on the parcel.

The plans are showing 7 trees being removed to support the development proposal and work in the direct vicinity of other trees. Of the 7 proposed for removal 5 are jurisdictional under the current Ordinance (any tree equal to or greater to 8" in DBH). Proposed amendment language to the Tree Ordinance, currently under consideration with the City Council, includes reducing the size of jurisdictional trees to 6" DBH, which could result in more on-site trees being subject to the requirements of the Ordinance.

As removals are proposed, we would respectfully request that the Applicant review both the Current and proposed amendments to the City Tree Ordinance and the mitigation requirements for removals. It should be noted that for a project of this size, receipt of a Special Permit does not approve tree removals or mitigation for tree removals.

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.
2. The proposal includes inhabitable space in the basement of the proposed structure and a sunken patio space. 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/climatechangeresilianceandadaptation.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 projects location, while maintaining a development that meets the intent and goals of the Requirements.

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