City of Cambridge
Department of Public Works

John F. Nardone, Commissioner

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

Voice: 617 349 4800
TDD: 617 499 9924

November 4, 2026

TO: Planning Board

FROM: James Wilcox, PE, City Engineer

RE: 350 Rindge Avenue Affordable Housing Overlay (AHO) and Special Permit Applications

The DPW is in receipt of the documents to support the Affordable Housing Overlay (AHO) and Special Permit Applications for the redevelopment of 350 Rindge Avenue dated September 15, 2026.

The submitted documents, supported by multiple meetings with the Applicant and their Civil Consultant, have provided the DPW with a good overview of the development. The Application demonstrates the teams general understanding of our Department's requirements and provides information to show how the project intends to meet our standards.

The DPW appreciates that the project team provided engineered plans and stormwater calculations which exceed the submission requirements for the AHO Application. We anticipate continuing to work with the Proponent with the understanding that the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application. Items discussed with the project team related to our purview are summarized below.

Stormwater Management:
The development will be required to obtain a Stormwater Control Permit from the DPW prior to the issuance of a Building Permit. This permit includes a detailed review of the proposed stormwater management system, plans for erosion and sedimentation control during construction, and the plans for long term operation and maintenance of the system. The project team has submitted draft plans and narrative for a proposed stormwater management system that generally appears to meet the DPW Standards for the above-mentioned permit.

Sewer Flow and Potential Mitigation:
The project team submitted estimated daily sanitary sewer flow calculations for the proposed residential and retail uses. The Proponent estimates the development will generate an additional 17,974 GPD of sanitary sewer flows to the existing 48" combined sewer system in Rindge Avenue. This increase exceeds the threshold of 15,000 GPD of sanitary sewer flow and therefore will trigger Inflow and Infiltration (I/I) Mitigation. I/I shall be mitigated at a rate of 4:1 of the increase in volume (71,896 GPD for this proposal). The Proponent acknowledges I/I mitigation may be reduced with providing onsite stormwater infiltration for parcels that are tied into combined systems. The DPW agrees that I/I mitigation can be achieved with a combination of stormwater infiltration and fee payment.

Urban Canopy:
The submitted documentation notes that there are no trees on the parcels that are jurisdictional under the Tree Protection Ordinance. There are trees on the abutting parcels immediately adjacent to the property boundaries that have the potential to be impacted by the construction. The Proponent shall review the potential for permanent and temporary construction related impacts to the roots, trunk, and canopy of Significant Trees on abutting properties. Any impact onto the roots, trunk or canopy of Significant Trees on abutting properties shall be clearly detailed on the Landscape Plans and coordinated with property owners.

We support the project's proposal to plant trees adjacent to the Rindge Avenue frontage for the development of the Urban Canopy. DPW can assist, as the project advances, in providing guidance on the potential tree locations adjacent to the right-of-way that take into consideration accessibility requirements and potential utility and curb use conflicts. Prior to planting, a final planting plan shall be submitted. If utility conflicts are identified that will prevent the planting of trees adjacent to the sidewalk on Ringe Avenue, the project team shall review alternative planting locations with the City Arborist.

Climate Resiliency:

Per the City's Zoning Bylaw Section 22.80, because the Project parcel(s) has "Long-Term Flood Elevations" (LTFEs) assigned and includes construction of a new structure, the Flood Resilience Standards will need to be met.

The documents provided outline an understanding of the requirements and how they will be met. The Proponent will need to obtain Flood Resilience Compliance Confirmation from the DPW prior to the second AHO hearing. Compliance Confirmation will need to be sought again in advance of Building Permit.

Public Right of Way:

DPW will review and evaluate all proposed work and impacts in the public right-of-way as the design is developed. Connections to both public and private utilities as well as all proposed disruption in the public right-of-way will be reviewed as part of the Building Permit and construction permit processes. Mitigation and requirements for surface reconstruction will be evaluated based on the construction impacts and conditions of the abutting road and sidewalks. The DPW understands improvements to the public sidewalk will be made to obtain an accessible and comfortable sidewalk width for the project frontage. Roadway restoration from curb-to-curb is required along the frontage of the property for projects that are proposing three or more utility excavations into the right-of-way.

The project proposes on-street parking on Rindge Avenue for a portion of the frontage. As the on-street parking is supported by CAMDOT, DPW will work with the Development Team and CAMDOT on the detailed review of plans for this work. Relevant City departments will work the team to progress plans for this work. The plans establish a public pedestrian route on private property. The City will need to work with the Applicant to establish any legal agreements, easements, etc. to establish pedestrian and access rights in perpetuity on the proposed sidewalk along Rindge Avenue.

As noted, the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application. We look forward to working with the project team and other City Departments on this project. Please feel free to contact me with any questions or concerns related to the comments or information provided above.

Sincerely,

James Wilcox, P.E.
City Engineer