

City of Cambridge
Department of Public Works

Katherine Watkins, Commissioner

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June 24, 2024

TO: Planning Board

FROM: James Wilcox, PE
City Engineer

RE: 2400 Massachusetts Ave: Special Permit Application

We are in receipt of the Special Permit Application for the redevelopment project at 2400 Mass Ave, dated May 31, 2024 .

The DPW generally supports the project and notes that the Application acknowledges the Department's requirements for development projects.

Consistent with all Special Permit projects, this project will be subject to a thorough and complete engineering review at the time of the Building Permit Application. As noted in the comments below, we would encourage the Applicant to arrange for review with the DPW in advance of any future permit submission to allow for our review and comment on the design item that were minimally addressed in the application, specifically the proposed Stormwater Management system design and the proposed cross sections and materials of each of the projects right of way frontages.

We anticipate continuing to work with the Applicant. Review Comments, relevant 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 for the project. The permit will require 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 Application acknowledges the requirements for the permit and indicates that, consistent with the project being a redevelopment, the project would meet the requirements to the maximum extent practicable. As part of the Application a simple narrative was provided that discussed the existing conditions of the site and City stormwater infrastructure and a general statement, as noted above, about meeting the Standards to the extent practicable.

It is typical for a Special Permit Application to provide some additional details specific to how the Stormwater Standards will be met for us to confirm that the project will be able to meet the Standards with the project as proposed. We would like to indicate clearly to the Applicant that we would not anticipate providing any relief or waivers from the Standards for this Project, regardless of it being a redevelopment. With the size of the lot and the proposal for complete demolition of the existing building the Project should expect to meet each standard of the Stormwater Control Permit which were

established to support the long term operation and maintenance of City Infrastructure and to improve the water quality of the eventual receiving body of water.

Sewer Generation / I/I Mitigation:

The Application presents the anticipated sewer generation from the proposed development and the resulting increase in flow to the City Infrastructure over the existing flow. As presented, the 11,500 gallon per day increase does not hit the 15,000 gallon per day threshold to require I/I Mitigation. At time of building permit, we will require that the Applicant confirm that the design flows and program have not changed to bring the increase over the threshold. The Applicant should note that design flow for the retail spaces that end up as restaurant space can increase design flows from what is presented.

Urban Canopy:

The Project Parcel does not have any jurisdictional trees within the parcel boundary thus does not require a tree study.

Specific to Public Shade Trees, the DPW would note that all street trees located along the project frontage shall be maintained and protected during all construction activities. Also, we would ask that street trees be added along all frontages as is allowed by the design standards.

- The Application indicated that the sidewalk along Alberta Terrace will be widened, but there is no clear plan or notation indicating the proposed width. At an absolute minimum, the DPW would ask that the sidewalk be 6 feet wide, excluding the curb width, to allow for the minimum 4 foot of accessible sidewalk and a 2-foot-wide tree pit. Additional width of the sidewalk path may be warranted to support the pedestrian needs of the neighborhood.

Public Right of Way:

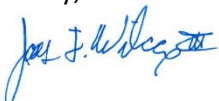
- The Application acknowledges that the City is in the planning phase of transportation improvements for the Mass Ave Corridor. Any proposed change along this frontage will need to be carefully coordinated with this City Project.
- As a reminder, City Right of Way cannot be utilized to meet development standards (bike parking, stormwater, etc) unless specifically allowed by City Ordinance or Regulation.

Other Considerations:

- As has been noted to the Applicant, as currently configured, the project should anticipate an Alberta Terrace address for the units with the shared entrances with lobby space along that project frontage.

We look forward to working with the Development team 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