

CITY OF SOMERVILLE, MASSACHUSETTS
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ENGINEERING DIVISION COMMENTS

Date: 5 May 2020
To: Somerville Planning Board
From: Brian C. Postlewaite, PE, Assistant Director of Engineering
CC: Sarah Lewis, Rebecca Cooper, Jess Fosbrook
RE: Master Plan Special Permit, EDGE Assembly Square, 74 Middlesex Avenue

We have reviewed the Master Plan Special Permit submitted by 74 Middlesex Ave Owner LLC for the EDGE Assembly Square project, dated 19 February 2020. Below are our comments that we would like the Board to consider.

1. Kensington Ave should not be discontinued. Maintaining it as a public ROW can accommodate the desired uses, including any subgrade building uses, and provide better flexibility for the future. As part of this project, the City would restrict this section of Kensington Ave to utility, pedestrian, cyclist and emergency access, via the Traffic Commission's authority. (MPSP Sect. 2.3.2). We could also consider adding PU/DO & loading uses on a restricted Kensington Ave. (MPSP Sect 2.4).
2. Flood resiliency should plan for both Sea Level Rise AND Precipitation flooding. Precipitation flooding is likely to be the more problematic aspect (MPSP Sect. 2.5). The Engineering Division has provided the proponent the City's most recently modeled Precipitation and Sea Level Rise flood elevations.
3. As this project cannot maintain all stormwater on site, a direct connection to the municipal storm drain will be required. In which case, the project must reduce stormwater peak flows such that the proposed 10-yr storm is equal to or less than the existing 2-yr storm; runoff volumes may not increase. (MPSP Sect. 2.7)
4. I&I sewer mitigation is required for all projects that increase sewer flows to the City wastewater system. By City ordinance & policy, the City only accepts I&I mitigation via fee. This program is managed by the Engineering Division, not SWSD (Sect. 2.7). This is corrected latter in the Utilities Section (MPSP Sect. 4.4.2).
5. Haley & Aldrich, the geotechnical engineer, notes that dewatering will be required. Final design will need to eliminate groundwater dewatering for permanent conditions; if minor dewatering is required, calculations must show that they can be discharged onsite, without entering the City





storm drainage system. Construction dewatering is anticipated and will be acceptable in compliance with all state & federal requirements. (MPSP Appendix E)

If the Board has any questions regarding our above comments, or any other element of the project that is in the purview of the Engineering Division, please do not hesitate to contact us.

