

**WELCOME**  
**to**  
**YOUR**  
**Community Meeting**  
**with the**  
**Alewife Study Group**



# A Quick Bird's-Eye of the Site



ORIENTATION: NORTH IS UP

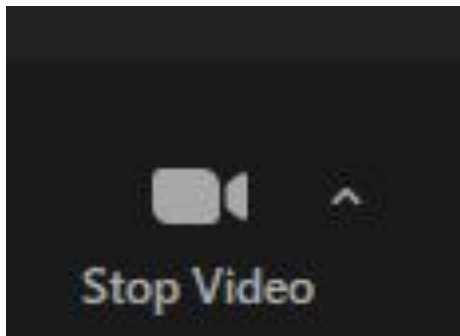
- Top / North: Whittemore Ave and former W R Grace buildings
- Left / West: Route 2 and Alewife Garage.
- Center: Alewife Red Line station and Russell Field.
- Bottom / South: Rindge Ave and Jerry's Pond.

TOTAL SITE: Red boundary = about 27 acres.

Continental Divide: Walkway to the Red Line entrance divides the site area 1/3rd & 2/3rds.

# Zoom Info for Tonight's Meeting

- ❖ Recording: This meeting is being recorded
- ❖ ASG will post the recording on our website: [alewife.org](http://alewife.org)
- ❖ If you want privacy, click on the camera icon to turn off your camera





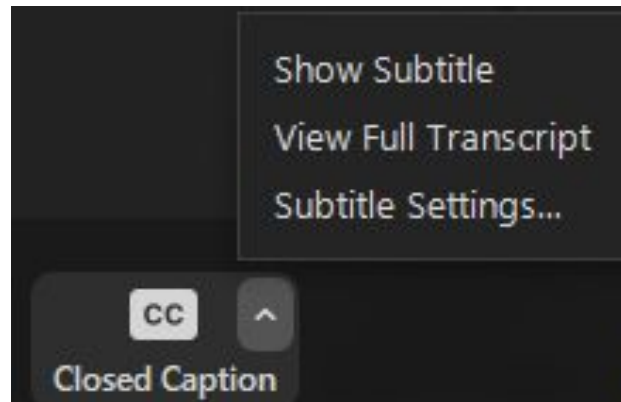
## **Closed Captions in English are available during the meeting**

**Computer:** Click the Live Transcript CC icon at the bottom of your screen

View **Subtitles** at the bottom or **Full Transcript** to the right

Change the **size** of the captions in the menu by Closed Caption

**Cell phone or tablet:** Go to Settings → Meeting → Closed Captions



## Questions

Post your questions in the **Chat**

We will answer in the **Chat** or during **Q & A**

**Computer:** Click on **Chat** icon at the bottom of the screen

**Tablet or cell phone:** Click **More**, then **Chat**

**Type** your message in the **text box**, then hit **Return** or **Send**

To **Save** the chat, click on the three dots, then click **Save Chat**

# Agenda

**Welcome and Meeting Information** (10 minutes)

**Updates and Next Steps for Community Participation** (25 min.)

**Questions and Answers** (15 minutes)

**Small Group Discussion** (25 minutes)

- Facilitator from ASG, each person's voice is important
- Your comments, questions and interest going forward

**Small Group Report Backs** (15 minutes)

**Stay Informed and Involved** (5 minutes)

**Community Voice** (if you can stay)

# Updates & Next Steps for Community Involvement

- Community benefits & public access
- Protection from contamination
- Flood storage and stormwater control
- Trees, ecosystem and sustainability
- MEPA review
- Traffic and parking
- Permits and Construction



## Review of Jerry's Pond Testing (April 2021)

- No contaminants detected in 3 pond water samples
- 12 sediment samples; some chemicals used by Dewey & Almy found:
  - Asbestos – 2 hits on northern edge
  - Naphthalene – 3 hits on northwest, southwest, east edges
  - Formaldehyde – 5 hits in deep water and southwest edge
  - Petroleum hydrocarbons – 8 hits, throughout
  - No acid waste
- Below levels of human health and ecological concern – do not disturb
- But bacteria levels and urban runoff contraindicate recreational use

# Pre-Construction Soil Sampling (April and July 2021)

- 104 locations north of T headhouse, some multiple depths
- 164 total samples
- Measurable asbestos 23% of samples, trace in another 41%
- Some samples had reportable levels of
  - Naphthalene
  - PAHs
  - PCBs
  - Petroleum hydrocarbons
  - various metals, notably lead and zinc

# Release Abatement Measure (RAM) Plan

- Contaminated soil management
- 4,618 page document (they had to count them all)
- Asbestos characterization:
  - “Asbestos containing material” – building, insulation debris
  - “Loose fiber asbestos” – raw material for ACM products
  - Mostly loose fibers on the site

# Release Abatement Measure (RAM) Plan

- Tent-and-vent everywhere south of Whittemore
  - Minimizes potential exposure
  - More soil disturbance, more tree removal
  - Replace 6" clean cover with 12-18" or more clean fill
  - ASG favors minimizing disturbance between Whittemore and Jerry's Pond
- Perimeter monitoring action level for asbestos .01 fiber/cc
  - Same as action level inside the tent
  - ASG advocates much more stringent action level .0002 fibers/cc

# Balancing environmental rules

- Flooding – state law and city stormwater standard
- Tree Protection Ordinance
- Asbestos Protection Ordinance

# Flooding and Stormwater

An aerial photograph of a city where the ground is mostly obscured by a semi-transparent blue layer representing floodwater. Buildings, trees, and streets are visible through the water, illustrating the extent of flooding.

Heavy rain causes two flooding problems:

- Rivers can overflow into the neighborhood
- Rain running off the property can overwhelm stormwater sewers causing street flooding

# Flooding and Stormwater

Heavy rain causes two flooding problems:

- Rivers can overflow into the neighborhood
  - State law says any changes in flood zones must allow rising water from overtopped river to flow onto site same as before changes
  - Ideally, after property floods, water can be trapped to allow time for river to recover
- Rain running off the property can overwhelm stormwater sewers causing street flooding
  - City standard: new development should limit highest rate of water run-off in a 25-year storm to same level as currently happens in a 2-year storm (25:2)



# Flooding and Stormwater

For this site:

- Alewife Brook can overflow into the neighborhood
  - Changes will provide more floodwater storage than exists now, including as flood height rises
  - Slopes of the ground will retain some of the water in the green space areas
- Run-off into City sewers will meet “25:2” standard
  - Whittemore Ave buildings and parking lots will have underground storage tanks. New buildings will have green/bioSolar/purple roofs.
  - Back area will not meet 25:2 standard, but will reduce run-off compared current conditions. Water drains to Alewife Brook through wetlands without connecting to City stormwater sewers for street flooding

# Site Plan



# But it's complicated

- Flood storage requirements need to be met by moving asbestos-contaminated soil following the Cambridge Asbestos Protection Ordinance
  - Moving contaminated soil must be done under big tents with air filtering
- Open space areas used for flood storage have trees covered by the Cambridge Tree Protection Ordinance (TPO)
  - Site has over 900 “significant trees” (6-inches or more in diameter by TPO)
  - About 115 will be lost, but 87% will be saved – other projects usually only save a few token trees

# Site Plan



# Original Plans

- IQHQ will have most of the buildings, roads and paths in areas that are currently developed, and leave most of the green areas as open space
- The area available for flood storage has high levels of asbestos and many trees
- The original plan for flood storage called for most of the open space meadow/forest areas to be re-graded with 218 significant trees lost
- Alewife Study Group and Friends of Jerry's Pond met with the IQHQ engineers several times since their Conservation Commission permit filing to minimize soil disturbance and tree loss



# 4 ACRE WILDLIFE HABITAT AREA WITH THREE OVERLOOKS AND EDUCATIONAL INFORMATION

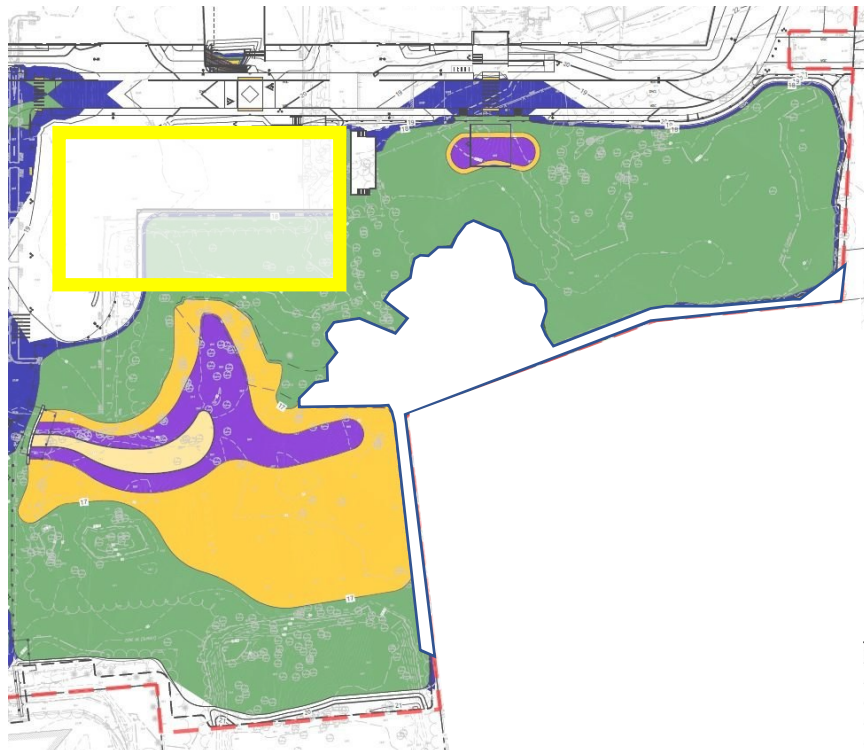


# Meetings, meetings, meetings

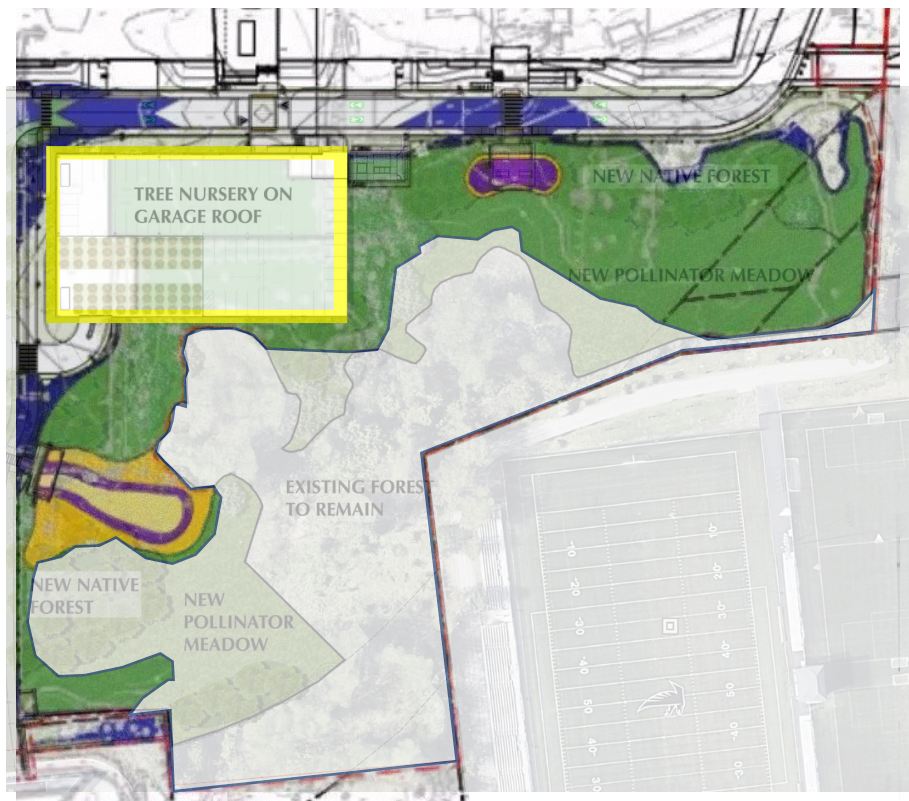
- To minimize impacts, ASG suggested, and IQHQ engineers evaluated and redesigned:
  - Parking garage location
  - Parking garage design
  - Regrading road
  - Selecting areas with high-value trees to save
  - Changing contours to save more trees
  - Adjusting flood storage
  - Using land at far end of site for flood storage
- Currently, over 100 more trees were saved and disturbance of meadow area was cut in half (roughly)



Original Plan



Current Plan



# Opportunities for involvement

Conservation Commission meeting on Monday, Dec 20.

Planning Board Review upcoming, TBD

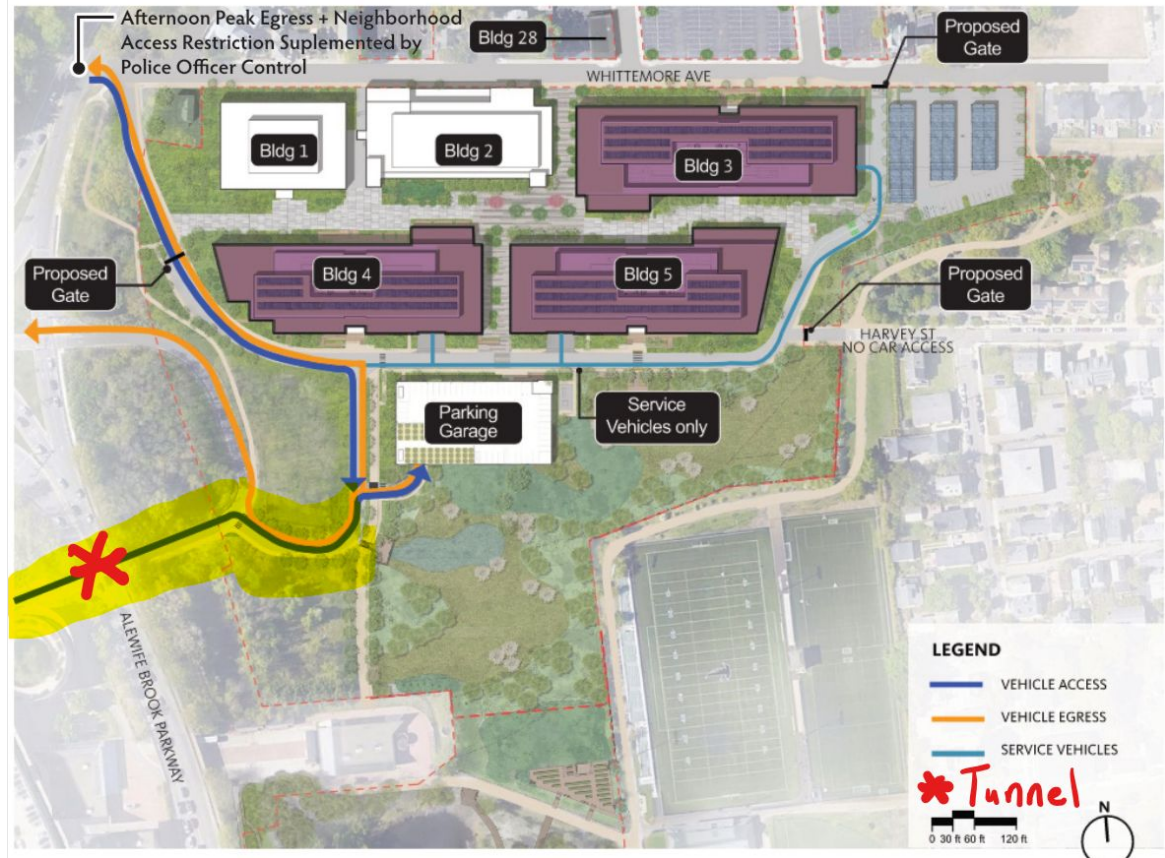
# Climate Change Resilience

## IQHQ Buildings and Parking Lot Sites

- Biosolar roofs with vegetation and solar panels on 3 new buildings
- Green Cambridge tree nursery on the parking garage roof
- One lot with solar array and parking and EV charging stations underneath
- LEED (green building rating system) GOLD certification that emphasizes high energy efficiency and the use of health-focused building materials, for new and existing buildings
- Native plantings including a pollinator-focused meadow area
- Employee public transportation incentives and improved bicycle access

# MEPA Environmental Notice Form (ENF)

- >2,000 average daily trips & seeking MassDOT access permit
- The MEPA review not a permitting process, but rather a chance for public study, disclosure, and development of possible ways to minimize project impact



# Traffic and Parking

Community meetings in May + multiple working group meetings

Details of discussion and commitments here:

<http://alewife.org/corrected-whittemore-update/> (not just Whittemore-related)

Commitments to date:

- Traffic: Bike paths and access, parking, repair station; Alewife headhouse exterior improvements; police detail on Whittemore; commuter rail study
- Parking: evening (6pm to 8am) and weekend lot (and garage) and EV charging station access; reduction in overall # spots + garage; lot greenification and flood management

# Traffic and Parking

Open issues:

- Ensuring commitments are included in Traffic, Parking and Transp. (TPT) memo to Planning Board
- ~250 gap in projected vehicular commuters; risk of Cambridge commuter parking on residential streets
- Ensure employers required to provide subsidies for public transit use

Neheet Trivedi: [ntrivedi00@gmail.com](mailto:ntrivedi00@gmail.com)

# Permits

- December 13: MEPA ENF comments due
- December 20: ConCom meeting on NOI for Development area
- By December 22: Haley and Aldrich response to RAM comments
- Late December: IQHQ submits Article 19 to Planning Board
- Late Jan. or Feb: First Planning Board Hearing
- Third quarter of 2022: IQHQ NOI for Community Benefits area



# Order of Early Construction Activity

- 1st: Abatement of existing buildings as needed
- 2nd: Interior renovations of existing buildings 1 and 2
- 3rd: Demolition of existing buildings that won't be reused

# **Small Group Discussion (25 minutes)**

- Each person's voice is important
- ASG Facilitator
- Note Take and Reporter
- Timer
- Your comments & questions
- Your interest in upcoming activities related to the IQHQ site
- Reports to main group will be about 2 minutes each

## How to stay informed and involved!

- ASG website: <http://alewife.org>
- IQHQ website: <http://iqhqcommunityprocess.com>
- Subscribe to ASG Email Newsletter
- Contact ASG through our website, or Amy Kipp at [amykipp@comcast.net](mailto:amykipp@comcast.net) or 617-388-1422

## Contact info for other groups

**Friends of Jerry's Pond:** [Eric.Grunebaum@gmail.com](mailto:Eric.Grunebaum@gmail.com)

**Mass Audubon:** Renata Pomponi [rpomponi@massaudubon.org](mailto:rpomponi@massaudubon.org)

**Green Cambridge:** Steven Nutter [steven@greencambridge.org](mailto:steven@greencambridge.org)

**Just-A-Start:** Carl Nagy-Koechlin [carlnagy-koechlin@justastart.org](mailto:carlnagy-koechlin@justastart.org)

**Reservoir Church:** Susan Rosenkranz [trugoy.edamemoh@gmail.com](mailto:trugoy.edamemoh@gmail.com)

# How to participate in Community Voice

- **Computer:** Click on the **Reactions** icon at the bottom, then click **Raise Hand**
- **Tablet or phone:** Click **More**, then **Raise Hand**
- If asked speak, accept the request to **Unmute**
- When your time is up, please finish right away. If you don't, you will be muted so that more people can have a turn.

