NOTICE OF INTENT

IQHQ – Jerry's Pond Improvements

Cambridge, Massachusetts

PREPARED FOR

IQHQ-Alewife, LLC
201 Washington Street #3920
Boston, MA 02108
858.779.1111

PREPARED BY

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

December 2023

December 29, 2023

Ref: 15118.00

Purvi Patel, Chair
Cambridge Conservation Commission
147 Hampshire Street
Cambridge, MA 02139

Re: IQHQ – Jerry's Pond Community Improvements
Notice of Intent

Dear Ms. Patel and Commissioners,

On behalf of the Applicant, IQHQ-Alewife, LLC, Vanasse Hangen Brustlin, Inc. is submitting the enclosed Notice of Intent (NOI) for proposed improvements to the areas surrounding Jerry's Pond (the "Project") at 36-64 Whittemore Avenue (which portion was formerly known as 1R-3R Alewife Brook Parkway) in Cambridge, Massachusetts (the "IQHQ Parcel"). The Applicant is also proposing work under this NOI to be located on land comprising a portion of the layout of Alewife Brook Parkway, which is owned by the Department of Conservation and Recreation of the Commonwealth of Massachusetts, ("DCR"), which portions are highlighted in yellow on Sheet 4 of the Plans submitted with this NOI (such portions of the Alewife Brook Parkway Layout, the "DCR Parcels") (the IQHQ Parcel and the DCR Parcels are referred to at times herein collectively as the "Project Site"). Because work proposed under the scope of this NOI will only occur in the southern half of the lot at the IQHQ Parcel and a small portion of the layout of the Alewife Brook Layout, the area of the Project Site within the limits of work (LOW) for this NOI will hereafter be referred to as the "Project Area." Proposed improvements to the Project Area include installing an elevated boardwalk with seating areas and viewing platforms along the southern and eastern edges of the pond, creating a communal garden and Eco-Classroom, expanding the existing sidewalk along Rindge Avenue to create a wider multi-use path, and adding several pedestrian connections throughout the Project Area. The proposed pedestrian pathways will connect to the City of Cambridge's Linear Park path and will also provide public access to the areas around Jerry's Pond, which is currently inaccessible to the public. Within the southern end of the pond, two floating wetlands will be installed to promote wildlife habitat. In addition, an invasive species management plan has been created for the Project Area which includes targeted removal of invasive species as well as proposed native plantings of select disturbed areas. Overall, the Project will provide long-awaited community benefits by improving portions of the site and by increasing public accessibility to the areas around Jerry's Pond.

Engineers | Scientists | Planners | Designers

101 Walnut Street
PO Box 9151
Watertown, Massachusetts 02471
P 617.924.1770
F 617.924.2286

Proposed improvements to the Project Area generally include the installation of an elevated boardwalk with seating areas and viewing platforms along the southern and eastern edges of the pond, creation of a communal garden and Eco-Classroom, expanding the existing sidewalk along Rindge Avenue to create a wider multi-use path, and the addition of several pedestrian connections throughout the Project Area. The proposed pedestrian pathways will connect to the City of Cambridge's Linear Path and will also provide visitors with access to Jerry's Pond, which is currently inaccessible to the public. Within the southern end of the pond, two floating wetlands will be installed to promote wildlife habitat. In addition, an invasive species management plan has been created for the Project Area which includes targeted removal of invasive species as well as proposed restoration of disturbed areas with native plantings. Overall, the Project will provide long-awaited community benefits by improving portions of the site and by increasing public accessibility to the areas around Jerry's Pond. A full scope of work is included in the attached NOI narrative. This NOI is being filed pursuant to the Massachusetts Wetlands Protection Act (WPA).

Portions of land on or near the Project Area contain resource areas subject to the jurisdiction of the WPA. These areas include Bank, Bordering Vegetated Wetlands ("BVW"), Land Under Water Bodies and Waterways ("LUWW"), Bordering Land Subject to Flooding ("BLSF"), and Isolated Land Subject to Flooding ("ILSF"). Wetland resource area boundaries were confirmed by the Cambridge Conservation Commission in April 2021 and an Order of Resource Area Delineation ("ORAD") was issued in September 2021. The Project will result in temporary and permanent impacts and alterations to Bank, BVW, LUWW, BLSF, and the 100-foot buffer zone. Wetland resource areas will be protected from impacts during construction through the implementation of an erosion and sedimentation control program. Compensatory flood storage and a wetland replication area are proposed to mitigate impacts to BLSF and BVW, respectively.

A check made payable to the City of Cambridge in the amount of $262.50 for the City share of the WPA filing fee has previously been included provided to the Commission, and should accompany this submission. A check made payable to the Commonwealth of Massachusetts in the amount of $237.50 has been submitted to the MassDEP lockbox for payment of the State share of the NOI filing fee.

In compliance with the WPA and the Cambridge Conservation Commission Submittal Policy, notification to abutters within 500 feet of the Project Area has been made via certificates of mailing. A copy of the abutter notification form and a certified list of abutters are enclosed as part of the NOI.

Please advertise this matter for public hearing at the Commission's next scheduled meeting. If you have any questions concerning this submittal or need any additional information, please contact me at 617-607-2924 or HMoshier@vhb.com.

Regards,

Moshier, Howard Digitally signed by Moshier, Howard DN: CN="Moshier, Howard" Date: 2023.11.29 10:24:25-05'00'

Howard Moshier
Senior Project Manager

Attachment: Notice of Intent – IQHQ – Alewife Park

CC: DEP Northeast Regional Office
IQHQ-Alewife, LLC

Table of Contents

Notice of Intent Forms

- WPA Form 3
- NOI Wetland Fee Transmittal Form
- Copies of Filing Fee Checks

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1638794
City/Town:CAMBRIDGE

A.General Information

1. Project Location:

a. Street Address	36-64 WHITTEMORE AVENUE		
b. City/Town	CAMBRIDGE	c. Zip Code	02140
d. Latitude	42.39469N	e. Longitude	71.13907W
f. Map/Plat #	269	g.Parcel/Lot #	138

2. Applicant:

☐ Individual ☑ Organization

a. First Name	DAVID		b.Last Name	SURETTE	
c. Organization	IQHQ-ALEWIFE, LLC				
d. Mailing Address	201 WASHINGTON ST				
e. City/Town	BOSTON	f. State	MA	g. Zip Code	02108
h. Phone Number	978-273-0339	i. Fax		j. Email	dsurette@iqhqreit.com

3.Property Owner:

☑ more than one owner

a. First Name	DAVID		b. Last Name	SURETTE	
c. Organization	IQHQ-ALEWIFE, LLC				
d. Mailing Address	201 WASHINGTON ST				
e. City/Town	BOSTON	f.State	MA	g. Zip Code	02108
h. Phone Number	978-273-0339	i. Fax		j.Email	dsurette@iqhqreit.com

4.Representative:

a. First Name	HOWARD		b. Last Name	MOSHIER	
c. Organization	VHB				
d. Mailing Address	101 WALNUT STREET				
e. City/Town	WATERTOWN	f. State	MA	g. Zip Code	02472
h.Phone Number	617-607-2924	i.Fax		j.Email	hmoshier@vhb.com

5.Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a.Total Fee Paid	500.00	b.State Fee Paid	237.50	c.City/Town Fee Paid	262.50

6.General Project Description:

THE APPLICANT, IQHQ-ALEWIFE, LLC, IS PROPOSING IMPROVEMENTS TO THE AREAS SURROUNDING JERRYS POND IN CAMBRIDGE, MASSACHUSETTS. PROPOSED IMPROVEMENTS GENERALLY INCLUDE THE INSTALLATION OF AN ELEVATED BOARDWALK WITH SEATING AREAS AND VIEWING PLATFORMS ALONG THE SOUTHERN AND EASTERN EDGES OF THE POND, CREATION OF A COMMUNAL GARDEN AND ECO-CLASSROOM, EXPANDING THE EXISTING SIDEWALK ALONG RINDGE AVENUE TO CREATE A WIDER MULTI-USE PATH, AND THE ADDITION OF SEVERAL PEDESTRIAN CONNECTIONS THROUGHOUT THE PROJECT AREA. THE PROPOSED PEDESTRIAN PATHWAYS WILL CONNECT TO THE CITY OF CAMBRIDGE?S LINEAR PATH AND WILL ALSO PROVIDE VISITORS WITH ACCESS TO AREAS AROUND JERRY?S POND, WHICH IS CURRENTLY INACCESSIBLE TO THE PUBLIC. WITHIN THE SOUTHERN END OF THE POND, TWO FLOATING WETLANDS WILL BE INSTALLED TO PROMOTE WILDLIFE HABITAT. IN ADDITION, AN INVASIVE SPECIES MANAGEMENT

PLAN HAS BEEN CREATED FOR THE PROJECT AREA WHICH INCLUDES TARGETED REMOVAL OF INVASIVE SPECIES AS WELL AS PROPOSED NATIVE PLANTINGS OF DISTURBED AREAS.

7a.Project Type:

1. ☐ Single Family Home
2. ☐ Residential Subdivision
3. ☐ Limited Project Driveway Crossing
4. ☐ Commercial/Industrial
5. ☐ Dock/Pier
6. ☐ Utilities
7. ☐ Coastal Engineering Structure
8. ☐ Agriculture (eg., cranberries, forestry)
9. ☐ Transportation
10. ☑ Other

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☑ No If yes, describe which limited project applies to this project:
2. Limited Project

8.Property recorded at the Registry of Deeds for:

a.County:	b.Certificate:	c.Book:	d.Page:
SOUTHERN MIDDLESEX	NO. 273807	75297	443
SOUTHERN MIDDLESEX		5354	342

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1.Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2.Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☑ Bank	463 1. linear feet	300 2. linear feet
b. ☑ Bordering Vegetated Wetland	58 1. square feet	 2. square feet
c. ☑ Land under Waterbodies and Waterways	65 1. Square feet	 2. square feet
	0 3. cubic yards dredged	
d. ☑ Bordering Land Subject to Flooding	5081 1. square feet	13123 2. square feet
	1724.2 3. cubic feet of flood storage lost	4326.8 4. cubic feet replaced
e. ☑ Isolated Land Subject to Flooding	0 1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☐ Riverfront Area

1. Name of Waterway (if any)

2. Width of Riverfront Area (check one)
- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project
square feet

4. Proposed Alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under	Land under the ocean below,
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coatstal Dunes, below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. ☐ Land Subject to Coastal		

Storm Flowage 1. square feet

4.Restoration/Enhancement

☐ Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☑ No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1.☐ Percentage/acreage of property to be altered:

(a) within Wetland Resource Area percentage/acreage

(b) outside Resource Area percentage/acreage

2.☐ Assessor's Map or right-of-way plan of site

3.☐ Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a.☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

b.☐ Photographs representative of the site

c.☐ MESA filing fee (fee information available at: http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html)
Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

*Projects altering **10 or more acres** of land, also submit:*

d.☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. ☑ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☑ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☑ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☑ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☑ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook

☐ Vol.2, Chapter 3)

2. ☑ A portion of the site constitutes redevelopment

3. ☐ Proprietary BMPs are included in the Stormwater Management System

b. ☐ No, Explain why the project is exempt:

1. ☐ Single Family Home

2. ☐ Emergency Road Repair

3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the ☑ Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland ☑ [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). ☑ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI. ☑

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
JERRY'S POND	DANIELLE DESILETS	KYLE ZICK	11/28/2023	1" = 40'

5. If there is more than one property owner, please attach a list of these property owners not listed on this form. ☑
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed. ☐
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed. ☐
8. Attach NOI Wetland Fee Transmittal Form. ☑
9. Attach Stormwater Report, if needed. ☑

Additional Property Owners:

Priscilla Geigis
State Transportation Building
10 Park Plaza | Suite 6620
Boston, MA 02116

E. Fees

1.

Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

382033	11/29/2023
2. Municipal Check Number	3. Check date
382038	11/29/2023
4. State Check Number	5. Check date
Vanasse Hangen Brustlin, Inc.	
6. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	12/20/2023
1. Signature of Applicant	2. Date
3. Signature of Property Owner(if different)	4. Date
	12-26-2023
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland FeeTransmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1638794
City/Town:CAMBRIDGE

A. Applicant Information

1. Applicant:

a. First Name	DAVID		b.Last Name	SURETTE	
c. Organization	IQHQ-ALEWIFE, LLC				
d. Mailing Address	201 WASHINGTON ST				
e. City/Town	BOSTON	f. State	MA	g. Zip Code	02108
h. Phone Number	9782730339	i. Fax		j. Email	dsurette@iqhqreit.com

2.Property Owner:(if different)

a. First Name	DAVID		b. Last Name	SURETTE	
c. Organization	IQHQ-ALEWIFE, LLC				
d. Mailing Address	201 WASHINGTON ST				
e. City/Town	BOSTON	f.State	MA	g. Zip Code	02108
h. Phone Number	9782730339	i. Fax		j.Email	dsurette@iqhqreit.com

3. Project Location:

a. Street Address	36-64 WHITTEMORE AVENUE	b. City/Town	CAMBRIDGE

Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than $100

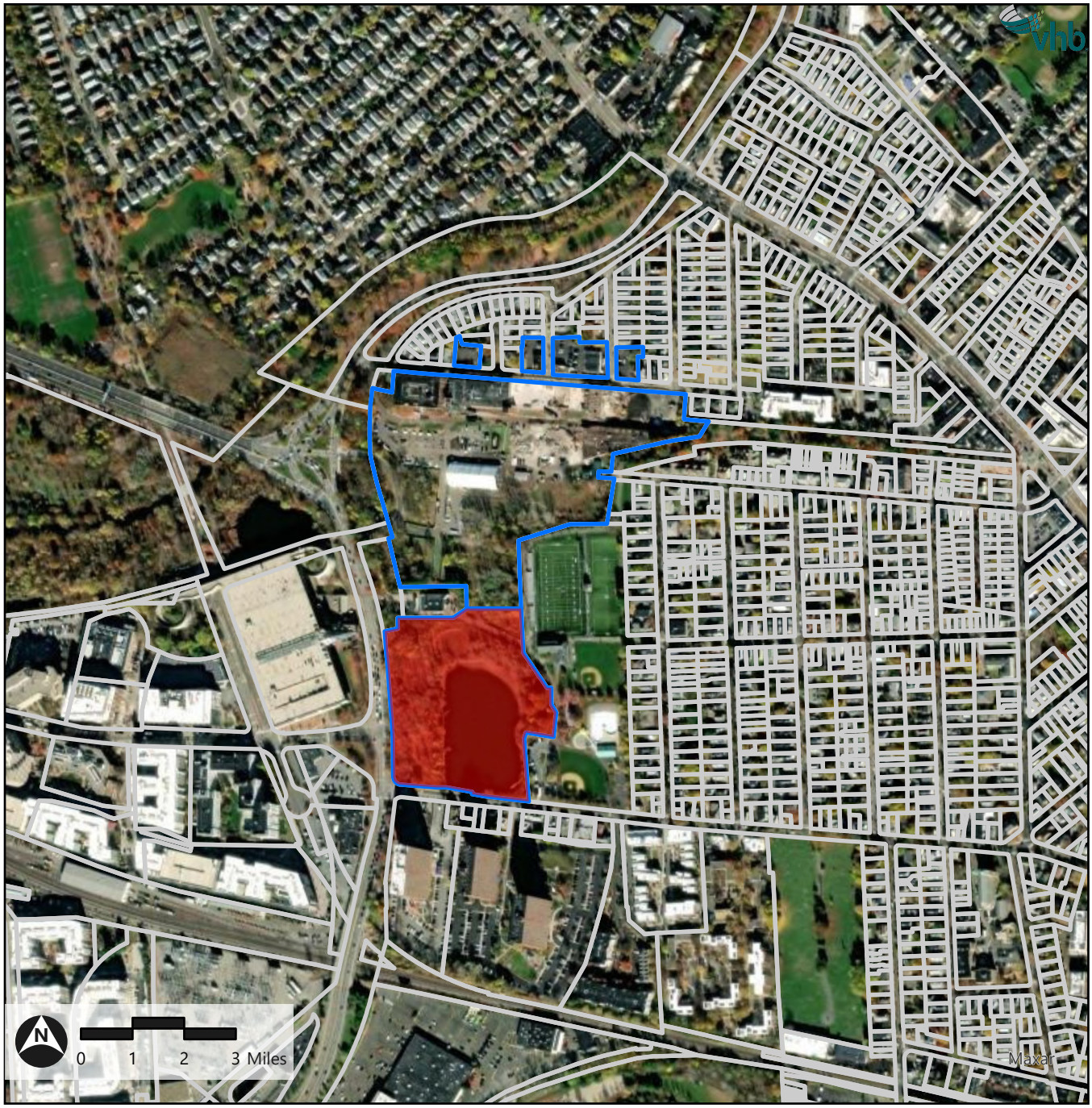
B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
J.) ANY OTHER ACTIVITY NOT IN CATEGORY 1,3,4,5 OR 6;	1	500.00		500.00

City/Town share of filling fee	State share of filing fee	Total Project Fee
$262.50	$237.50	$500.00

Notice of Intent Figures

Figure 1: Tax parcels
Jerry's Pond
Cambridge, MA

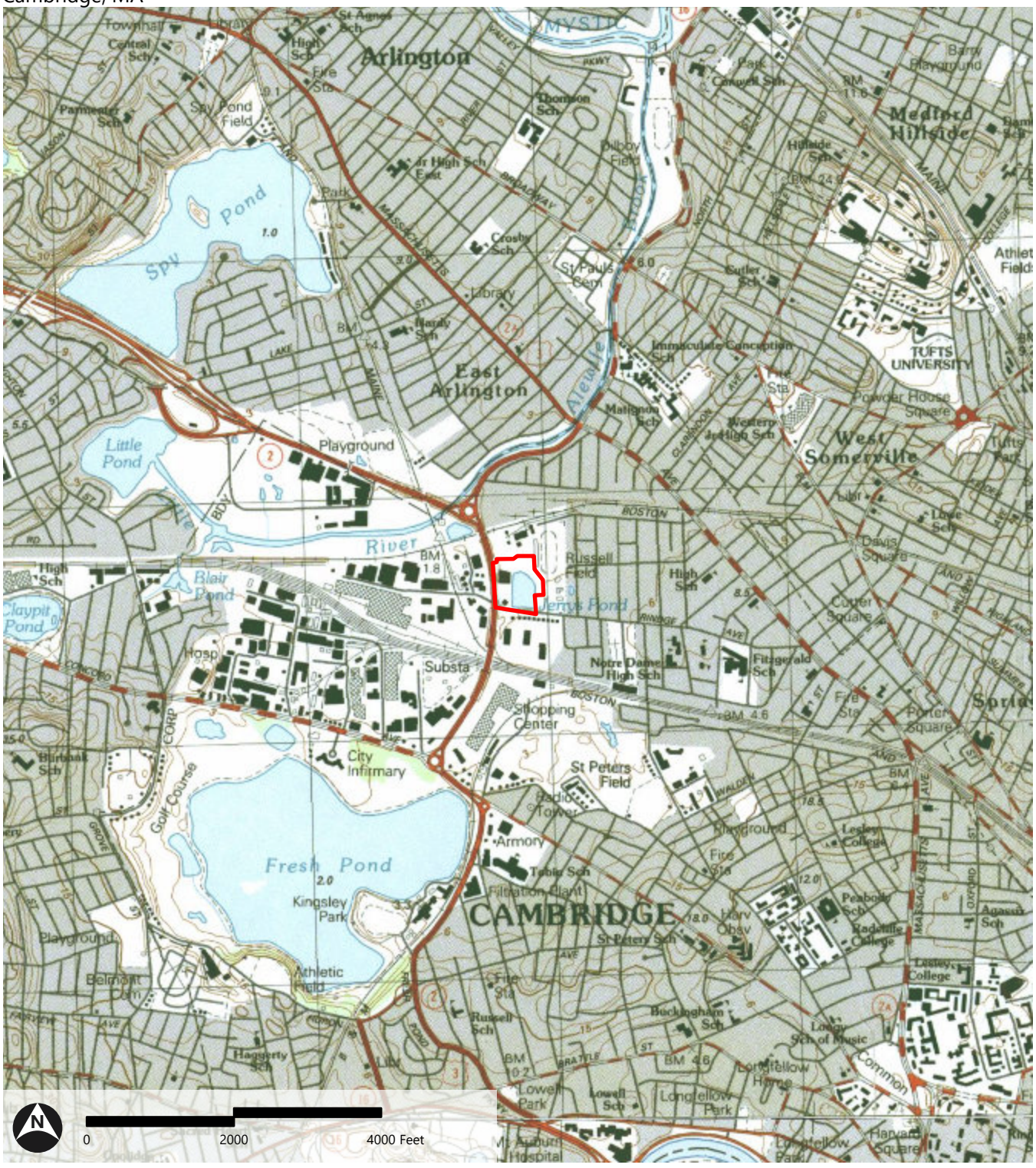


Path: \\vhb.com\gis\proj\Boston\15118.00 Jerrys Pond\Project\JerrysPond_AssessorsJohnny's Pond.aprx (kcallahan, 11/17/2023)

Sources: VHB, City of Cambridge GIS

Figure 2: USGS Site Location

Jerry's Pond
Cambridge, MA



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Sources: VHB, MassGIS

Figure 3: Aerial Overview
Jerry's Pond
Cambridge, MA

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Sources: VHB, MassGIS

Figure 4: Priority Habitat

Jerry's Pond
Cambridge, MA

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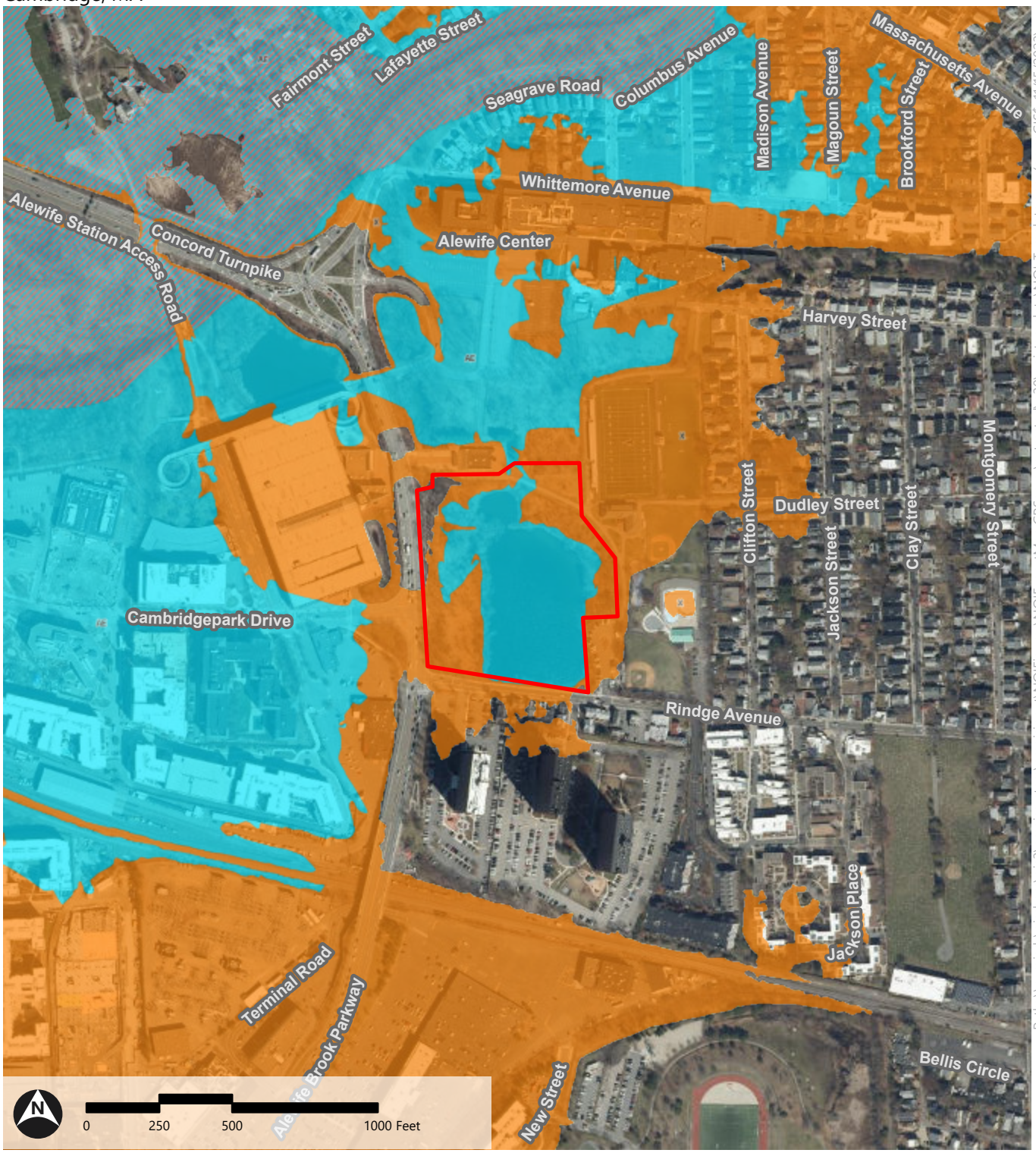
Sources: VHB, MassGIS

Figure 5: FEMA Floodplain

Jerry's Pond
Cambridge, MA



Sources: VHB, MassGIS

Attachment A
Notice of Intent Narrative

- Introduction
- Site Description
- Work Description
- Mitigation Measures
- Regulatory Compliance
- Summary

Attachment A - Notice of Intent Narrative

This Notice of Intent ("NOI") is filed pursuant to the Massachusetts Wetlands Protection Act ("WPA") (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00). This narrative describes wetland resource areas associated with the Project Area, the proposed work, impacts to wetland resource areas, mitigation measures, and how the Project meets the performance standards of the WPA Regulations. Refer to the accompanying Project plans included as Attachment G (bound separately) for a plan layout and details of the Project components.

Introduction

The Applicant, IQHQ-Alewife, LLC, is proposing improvements to the areas surrounding Jerry's Pond (the "Project") at a portion of 36-64 Whittemore Avenue (which portion was formerly known as 1R-3R Alewife Brook Parkway) in Cambridge, Massachusetts (the "IQHQ Parcel"). The Applicant is also proposing work under this NOI to be located on land comprising a portion of the layout of Alewife Brook Parkway, which is owned by the Department of Conservation and Recreation of the Commonwealth of Massachusetts, ("DCR"), which portions are highlighted in yellow on Sheet 4 of the Plans submitted with this NOI (such portions of the Alewife Brook Parkway Layout, the "DCR Parcels") (the IQHQ Parcel and the DCR Parcels are referred to at times herein collectively as the "Project Site"). Because work proposed under the scope of this NOI will only occur in the southern half of the lot at the IQHQ Parcel and a small portion of the layout of the Alewife Brook Layout, the area of the Project Site within the limits of work(LOW) for this NOI will hereafter be referred to as the "Project Area."

Proposed improvements to the Project Area include installing an elevated boardwalk with seating areas and viewing platforms along the southern and eastern edges of the pond, creating a communal garden and Eco-Classroom, expanding the existing sidewalk along Rindge Avenue to create a wider multi-use path, and adding several pedestrian connections throughout the Project Area. The proposed pedestrian pathways will connect to the City of Cambridge's Linear Park path and will also provide public access to the areas around Jerry's Pond, which is currently inaccessible to the public. Within the southern end of the pond, two floating wetlands will be installed to promote wildlife habitat. In addition, an invasive species management plan has been created for the Project Area which includes targeted removal of invasive species as well as proposed native plantings of select disturbed areas. Overall, the Project will provide long-awaited community benefits by improving portions of the site and by increasing public accessibility to the areas around Jerry's Pond.

Portions of land on or near the Project Area contain resource areas subject to the jurisdiction of the WPA. These areas include Bank, Bordering Vegetated Wetlands ("BVW"), Land Under Water Bodies and Waterways ("LUWW"), Bordering Land Subject to Flooding ("BLSF"), and Isolated Land Subject to Flooding ("ILSF"). The WPA also establishes a 100-foot buffer zone to Bank and BVW resource areas. Most of these resource areas are associated with Jerry's Pond. The Project will result in temporary and permanent impacts and alterations to Bank, BVW, LUWW, BLSF, and the 100-foot buffer zone. The Project meets or exceeds all performance standards under the WPA.

Wetland resource areas near the Project Area will be protected from impacts during construction through the implementation of an erosion and sedimentation control program. This program includes provisions to minimize areas of disturbance through phasing and sequencing, limit erosion through stabilization, and prevent sediment from leaving the site by installing structural controls. Runoff generated from the project will be collected and treated in accordance with design guidelines[1] developed by the Massachusetts Department of Environmental Protection (DEP) and standards contained in the WPA Regulations, and will not have off-site impacts. Refer to the accompanying Stormwater Report included as Attachment F for details of the Project's compliance with the DEP Stormwater Standards.

Site Description

The Project Area is the southern portion of the 27.67-acre parcel of land located at 36-64 Whittemore Avenue (Parcel ID: 269-138) in Cambridge, Massachusetts, as well as limited portions of the layout of the Alewife Brook Parkway. The Project Area consists of approximately 9.93 acres and is bordered by Alewife Brook Parkway to the west, the Alewife MBTA Station to the north, Comeau and Russell Fields to the east, and Rindge Avenue to the south. The Project Area consists mainly of a former clay pit that was filled with water which is known as Jerry's Pond. The western part of the site formerly contained buildings that included industrial/commercial activities. The immediate areas along the western side of the pond and portions of the areas to the north and east of the pond are best characterized as forested open space. A multi-use recreational path runs along the eastside of the Project Area and eventually cuts across the northern portion of the site, where it connects to the Russell Field Entrance of Alewife Station. Figure 1 shows the tax parcel and limit of work. Refer to Figures 2 and 3 for a USGS map and an aerial map of the Project Area.

According to the most recently available data provided by the Massachusetts Natural Heritage and Endangered Species Program[2] ("NHESP"), no portion of the Project Area is located within Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife, and there are no Certified or Potential Vernal Pools mapped in vicinity of the Project Area (Figure 3). The Project Area is not located within or near an Area of Critical Environmental Concern ("ACEC")[3]. According to the most recent information provided by

[1] DEP, 2008. *Massachusetts Stormwater Handbook*.

[2] NHESP, 2021. *Massachusetts Natural Heritage Atlas, 15th Edition*.

[3] Massachusetts Executive Office of Energy and Environmental Affairs, 2009.

DEP, the Project Area is not located within an Outstanding Resource Water[4] or an area designated as a Zone II Wellhead Protection Area[5]. According to the Natural Resources Conservation Service ("NRCS")[6] soil survey, soils at the Project Area are mapped as urban land with a wet substratum, and udorthents with a wet substratum.

The most recently issued Flood Insurance Rate Map ("FIRM")[7] for the area (FEMA Floodway Map Number 25017C0419E, effective June 4, 2010, produced by the Federal Emergency Management Agency ("FEMA")) indicates that the majority of the Project Area is within Zone AE floodplain (Figure 4). Within the Project Area, the Zone AE (100-year floodplain, regulated as BLSF) is mapped at elevation 7 feet NAVD88, equivalent to 18.76 feet Cambridge City Base ("CCB"). The existing condition plan in Attachment G shows the limits of Zone AE floodplain drawn based on survey field measurements.

Wetland Resource Areas

Wetland resource areas in or near the Project Area were identified and delineated by environmental scientists from Vanasse Hangen Brustlin, Inc. (VHB) on June 15, 2020, in accordance with methods developed by the DEP[8] and the U.S. Army Corps of Engineers[9], and with respect to the WPA. The following sections of this narrative describe the wetland resource areas on or near the Project Area that are regulated under the WPA. Resource areas are shown on the accompanying Project plans. Wetland resource area characterizations and boundaries provided in this NOI were confirmed by the Cambridge Conservation Commission through an Abbreviated Notice of Resource Area Delineation ("ANRAD") filed in January 2021 with a revised delineation plan filed in March 2021. The Commission voted to approve the resource area boundaries and issue an Order of Resource Area Delineation (DEP File #123-313) on September 14, 2021 ("ORAD").

Wetland resource areas identified within or near the Project Area include Bank, BVW, LUWW, BLSF, and ILSF. These resources are defined under the WPA Regulations (310 CMR 10.00) as follows:

Bank: As defined at 310 CMR 10.54 (2), "*a Bank is the portion of the land surface, which normally abuts and confines a water body.*" *"The upper boundary of Bank is the first observable break in slope."*

Bordering Vegetated Wetlands (BVW): As defined in 310 CMR 10.55(2)(a) and (c), BVWs are "*freshwater wetlands that border on creeks, rivers, streams, ponds, and lakes*." The boundary of BVW is determined by the presence of 50 percent or more of wetland indicator plants and saturated or inundated conditions.

[4] DEP, 2010. Designated Outstanding Resource Waters of Massachusetts.

[5] DEP, 2012. Approved Wellhead Protection Ares (Zone II).

[6] Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey.

[7] Federal Emergency Management Agency, National Hazard Flood Layer. Digital Flood Insurance Rate Map (DFIRM).

[8] DEP, 1995. *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act.*.

[9] USACE, 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0.*

Land Under Water Bodies and Waterways (LUWW): As defined at 310 CMR 10.56(2), LUWW is "*the land beneath any creek, river, stream, pond or lake*." The boundary of LUWW is the mean annual low water level.

Bordering Land Subject to Flooding (BLSF): As defined at 310 CMR 10.57(2)(a), BLSF is "*an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland*." The boundary of BLSF is "*the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm. Said boundary shall be that determined by reference to the most recently available flood profile data prepared for the community within which the work is proposed under the National Flood Insurance Program (NFIP, currently administered by the Federal Emergency Management Agency, successor to the U.S. Department of Housing and Urban Development).*"

Isolated Land Subject to Flooding (ILSF): As defined in 310 CMR 10.57(2)(b)1., ILSF is "*an isolated depression or closed basin without an inlet or an outlet. It is an area which at least once a year confines standing water to a volume of at least ¼ acre-feet and to an average depth of at least six inches.*" The boundary of ILSF is *"the perimeter of the largest observed or recorded volume of water confined in said area*."

Table 1 describes the jurisdictional resource areas within the Project Area that were delineated by VHB in June 2020 and approved by the ORAD. Refer to the accompanying Resource Areas plan (Sheet L03) in the Project plans for the locations of delineated areas. Representative photos of each wetland can be found in the photographic log included as Attachment C, and the BVW Delineation forms are included as Attachment D.

Table 1 Delineated Resource Areas

Wetland ID and Flag Numbers	Resource Type[1]	Description[2]
Wetland 1 WF1-100 to WF1-112	ILSF	PFO wetland surrounded by berms on all sides
Wetland 2 WF2-100 to WF2-107	BVW	Mucky ponded PEM wetland with shrubby fringe. Located northwest of the project area.
Wetland 3 BF3-100 to BF3-110; WF3-111 to WF3-3-116; BF3-117 to BF3-120; WF3-121 to WF3-155, & BF3-156 to BF3-176	Bank, BVW, LUWW	Jerry's Pond and associated wetland complex

Source: VHB, 2020
1 ILSF: Isolated Land Subject to Flooding; BVW: Bordering Vegetated Wetland
2 PFO: Palustrine Forested; PEM: Palustrine Emergent

Wetland 1

Wetland 1 is an isolated, palustrine forested ("PFO") wetland located north of the Project's LOW. It is surrounded on all sides by manmade berms. The wetland is marginally wet with some evidence of saturation. Common vegetation includes common reed (*Phragmites australis*), black locust (*Robinia pseudoacacia*), quaking aspen (*Populus tremuloides*), glossy buckthorn (*Frangula alnus*), common buckthorn (*Rhamnus cathartica*), soft rush (*Juncus effusus*), poison ivy (*Toxicodendron radicans*), and oriental bittersweet (*Celastrus orbiculatus*). Wetland 1 was delineated with flags WF1-100 through WF1-112 and was approved under the ORAD. While an engineering calculation has not been performed on the area to determine its total volume, because of its size and ponded nature Wetland 1 is presumed to qualify as jurisdictional under the WPA as ILSF.

Wetland 2

Wetland 2 is a mucky, ponded emergent wetland located northwest of the Alewife MBTA Station and outside of the Project Area, with buffer zone that extends onto the Project Area. Vegetation in the ponded area includes yellow water lily (*Nuphar variegata*) and duckweed (*Lemna minor*). The muck and ponded area are bounded by steep slopes and are vegetated with jewelweed (*Impatiens capensis*), black locust, common elder (*Sambucus nigra*), and buttonbush (*Cephalanthus occidentalis*). The wetland connects to a small, mostly filled-in culvert which receives flow from underneath the Alewife Station Access Road to the south. Wetland 2 was delineated with flags WF2-100 through WF2-107 and was approved under the ORAD. Wetland 2 is regulated as BVW under the WPA.

Wetland 3

Wetland 3 includes Jerry's Pond and a surrounding wetland fringe of glossy buckthorn, speckled alder (*Alnus incana*), common reed, oriental bittersweet, multiflora rose (*Rosa multiflora*), northern arrowwood (*Viburnum dentatum*), quaking aspen, and silky dogwood (*Swida amomum*). In most areas, the vegetated BVW fringe is limited to a narrow strip associated with the bank of the pond. A larger BVW area was found in the northwest corner of the pond, where evidence of periodic flooding is present. Common vegetation along the upper bank of the pond includes common buckthorn, Norway maple (*Acer platanoides*) trees, oriental bittersweet, and poison ivy. Wetland 3 was delineated with flags BF3-100 to BF3-110, WF3-111 to WF3-3-116, BF3-117 to BF3-120, WF3-121 to WF3-155, and BF3-156 to BF3-176, and was approved under the ORAD. Wetland 3 is regulated as Bank, BVW, and LUWW under the WPA.

Areas of Note

In addition to the areas described above, there are also a few isolated areas of common reed on the proposed site. These areas were not delineated, as they are all isolated and

too small to qualify as ILSF under the WPA. Therefore, these areas are not jurisdictional wetland resource areas.

Buffer Zone

A 100-foot buffer zone extends horizontally outward from all Bank and BVW boundaries described above, as defined in 310 CMR 10.02(2)(b). The buffer zone is not considered a resource under the WPA, but areas within the buffer zone are under the jurisdiction of the issuing authority. Within the Project Area, the buffer zone to Wetland 3 (Jerry's Pond) can generally be characterized as previously developed and disturbed areas, with some more naturalized and vegetated areas primarily along the western portion of the resource. The buffer zone includes portions of the Alewife Brook Parkway on the western side on Jerry's Pond, the paved multi-use recreational path and Alewife MBTA Station on the northern side, the Comeau Field surface lot on the eastern side, and Rindge Avenue on the southern side of the pond. The buffer zone for Wetland 2 does not extend into the Project Area.

Work Description

The Applicant is proposing improvements to the Jerry's Pond area which include installing an elevated boardwalk along the edges of the pond, creating several pedestrian-only footpaths, expanding the existing sidewalk along Rindge Avenue, creating the communal garden and Eco-Classroom, and installing two floating wetlands. Proposed work throughout the Project Area also includes invasive species removal and management, to be followed by revegtation of the Project Area with native seed and plantings. Invasive species are primarily targeted for removal within 4' of each side of the boardwalk footprint, along Rindge Avenue, and within the compensatory storage basin. A list of invasive species targeted for removal and their proposed removal methods is included as Attachment E.

The proposed boardwalk will be 10 feet wide with 1" spacing between boards and will extend over the entire southern edge of the pond before wrapping around the eastern side. The boardwalk will connect to the City's existing Linear Park path to the northeast via three pedestrian connections, one of which will outlet visitors directly across from the proposed communal garden. Throughout the Project Area, there are several proposed separate seating areas located alongside the boardwalk: three along the southern portion of the boardwalk, one on the eastern side of the pond, and one on the northern end of the pond. An Eco-Classroom is also proposed along the boardwalk in the northeast corner of the pond. The classroom will consist of a widened boardwalk area where educational outreach programs and public events can take place upon reservation.

In the southwest corner of the Project Area, the multi-use path will continue north from Rindge Avenue until it connects to the existing sidewalk along Alewife Brook Parkway. A narrower, porous footpath will connect this portion of the multi-use path to the existing sidewalk along Alewife Brook Parkway farther north, connecting to the sidewalk closer to

the Alewife MBTA Station and providing and more scenic path for visitors to follow than along the Alewife Brook Parkway sidewalk. Native plantings and invasive vegetation removal are proposed around the previously approved compensatory flood storage area which will be located in the southwest portion of the Project Area.

The existing 5'6" sidewalk along Rindge Avenue will be removed and widened, converting the area converted into a 10-foot-wide multi-use path with a 2-foot utility buffer at the curb to better serve the community. In order to accommodate this widening, fill will be added to the slope at select areas above the southern Bank of Jerry's Pond and the new surface will be paved. Adjacent to the new multi-use path, the slope above the Bank will be cleared of invasive vegetation clean fill will be placed before the area is revegetated native seed and plantings. The boardwalk will abut the restored area and sit above the limit of Bank in most areas. Coir logs are proposed for installation along the upper boundaries of Bank on the south side of the pond to help stabilize the area.

In the northeast corner of the Project Area, a communal garden will be created by installing a series of raised planting beds meant for flower gardening. The entire garden area will be raised 18" over existing grade with aggregate and a stabilized stone dust surface. The garden will be enclosed with split rail fence. North of the garden, an 8-foot wide one-way bike path spur is proposed to improve connectivity around the garden and the Linear Park path; however, this path is still under evaluation with the City.

Within the southern end of the pond, two floating wetlands (880 sf each) will be installed to promote wildlife habitat within the pond. The wetlands will consist of a floating mat that will be planted with a wide variety of native wetland plants, and they will be anchored to the pond floor with a chain.

Work on Bank

Proposed work on the southern Bank of Jerry's Pond includes installing the boardwalk and deck support piles, installing coir logs along the Bank line, invasive species management, and revegtating the Bank with loam and native seed and plantings. This work, along with the pile installations along the southwest, southeast, and eastern side of the pond, will result in approximately 313 linear feet (lf) of permanent impact to Bank, for which 300 lf of replacement will occur along the southern Bank. The area along Rindge Avenue will be revegetated with a variety of native plants, including more than 20 trees and over 1,500 plugs of grasses and other herbaceous species and will represent an improvement over existing conditions.

Temporary impacts to Bank include additional invasive species removal and proposed restoration along the eastern side of the pond, which will result in approximately 150 lf of impact. The total proposed impact to Bank is 463 lf.

Work in Bordering Vegetated Wetlands (BVW):

Proposed permanent impacts to BVW consist of installing 96 piles, each 2.875" in diameter, to support the boardwalk and associated decking over the wetland. The piles

will result in approximately 53 square feet of temporary impact as a result of the helical plates being installed, but there will only be about 5 sf of permanent impact overall since the uppermost helical plate on each pile will be located, at a minimum, 5 feet below the soil surface. See the helical pile detail included on sheet S1.2 of the Project plans for a visual representation. Five (5) sf of replication are proposed to mitigate the proposed permanent impacts to BVW. Details on the replication area are provided in the Mitigation section below.

Work in Land Under Water Bodies and Waterways (LUWW):

The primary work occurring in LUWW will be the installation of 109 piles (2.875" diameter) to help support the overlying boardwalk and decking. This work will result in approximately 60 sf of temporary impacts as the helical plates on some of the piles are installed and represents approximately 5 sf of permanent impact in the final condition. The anchors for the floating wetlands are anticipated to have negligible impact to LUWW.

Work in Bordering Land Subject to Flooding (BLSF):

Portions of the boardwalk decking and its support structures (helical piers and lateral bracing) are proposed for installation at or below the floodplain elevation of 18.76' (see plan Sheet S1.1 for a visual representation). Approximately 1,724.2 cubic feet (cf) of BLSF will be impacted as a result of this installation. The design for the previously approved compensatory flood storage basin has been expanded contour-by-contour to provide the necessary volume of replacement to mitigate these impacts. See the Mitigation Measures section below for additional information on the proposed flood storage compensation.

Work in Isolated Land Subject to Flooding (ILSF):

No work will be conducted in Isolated Land Subject to Flooding.

Work in Buffer Zone

Most of the proposed work for the Project will occur within the 100-foot buffer zones to Bank and/or BVW. Work in these areas includes installing the boardwalk and associated decking and seating areas, expanding the sidewalk along Rindge Ave into a 10-foot wide multi-use path (to include removing the existing sidewalk, adding fill to the existing slopes, and paving the new path), creating the 6-foot wide permeable path on the interior of the site but parallel to the Alewife Brook Parkway existing sidewalk, and creating a portion of the paved multi-use path which will connect Rindge Avenue to Alewife Brook Parkway within the Project Area. Proposed work within the buffer zone also includes constructing a small portion of the communal garden, creating the wetland replication area and compensatory flood storage areas, as well as much of the proposed invasive species removal and in-kind native restoration plantings. Additional work in buffer zone includes installing erosion and sedimentation controls and selective clearing, grubbing, and grading activities.

Planting Plan

Proposed plantings within jurisdictional resource areas and their buffer zones have been incorporated on Sheets L2.1A and L2.4A of the Project plans. Overall, the plan calls for a total of 44 trees, 33 shrubs, 49 ground cover plants, and a mix of over 11,000 grasses, perennials, herbaceous groundcover species, and ferns. Additionally, native seed mixes will be used to revegetate areas disturbed areas along the margins of the boardwalk, paved pathways, and in the created BVW and compensatory flood storage areas. Refer to sheets L2.1A through L2.4A for details on the proposed planting locations.

The planting schedule includes a variety of native species within each stratum. Notable tree species include sweetgum (*Nyssa sylvatica*), red maple (*Acer rubrum*), swamp white oak and pin oak (*Quercus bicolor* and *palustris*), American hophornbeam (*Carpinus caroliniana*), and witch hazel (*Hamamelis virginiana*). Native shrubs include spicebush (*Lindera benzoin*), buttonbush (*Cephalanthuis occidentalis*), silky dogwood (*Cornus ammomum*), and black chokeberry (*Aronia melanocarpa*). Notable herbaceous species include little bluestem (*Schizachyrium scoparium*), Pennsylvania sedge (*Carex pennsylvanica*), cinnamon fern (*Osmunda cinnamomeum*), and hay-scented fern (*Dennstaedtia punctiolbula*).

The proposed plantings will facilitate the restoration of areas currently characterized by scrubby vegetation and invasive species, and will represent an improvement over existing conditions throughout the Jerry's Pond complex.

In addition to the terrestrial plantings, the floating wetlands will each be populated with 4,037 plugs from more than 20 different wetland species.

Mitigation Measures

A suite of mitigation measures is proposed to prevent short- and long-term impacts to wetland resource areas and their buffer zones. Mitigation measures proposed for this Project include compensatory flood storage for impacts to BLSF, a wetland replication area, and a sediment and erosion control program which will include structural and non-structural practices.

Additionally, invasive species within the LOW that are identified in the Invasive Species Management documentation included as Attachment E are proposed for removal as noted in the Work Description section above. Removal of invasive species and replacement with native plantings will represent an improvement over existing conditions throughout the Project Area.

Mitigation for Bordering Land Subject to Flooding (Flood Storage Compensation)

The Project will impact existing flood storage over an area of approximately 5,081 square feet of BLSF, and will provide replacement by expanding the previously approved compensatory flood storage basin, to include an area of about 13,123 square feet. As

shown in Table 2, the changes to grading within the Project Area will result in a net increase in flood storage of approximately 4,326.8 cubic feet.

Table 2 Floodplain Storage Volume Calculations

Elevation	Proposed Incremental Floodplain Impact (CF)	Proposed Cumulative Floodplain Impact (CF)	Proposed Incremental Floodplain Storage (CF)	Proposed Cumulative Floodplain Storage (CF)	Net Incremental Storage Increase (CF)
18-18.76	816.0	816.0	865.0	865.0	**49.0**
17-18	775.5	1,591.5	822.0	1,687.0	**46.5**
16-17	107.4	1,698.9	3,762.0	5,449.0	**3,654.6**
15-16	10.1	1,709	370.0	5,819.0	**359.9**
14-15	9.6	1,718.6	177.0	5,996.0	**167.4**
13-14	5.6	1,724.2	55.0	6,051.0	**49.4**
TOTAL	**1,724.2**		**6,051.0**		**4,326.8**

Note: CF = cubic feet

Wetland Replication

A replication area of 5 sf is proposed to mitigate permanent impacts proposed to BVW. The replication area has been designed to match the functions and values provided by the existing wetland. The location of the replication area is shown on Sheet L2.1A of the Project plans (Attachment G), which also includes proposed grading and a cross section of the proposed elevations. The wetland replication area is proposed near the southwest corner of Jerry's Pond.

Construction Sequence

The following section discusses a general guideline of events and construction practices for constructing the replication area and is not intended to dictate the means and methods of construction. Constructing the replication area will involve grading, soil placement, and planting. All work will be performed under the supervision of an experienced wetland scientist.

Installation of Erosion/Dewatering Controls

Erosion controls will first be installed, consisting of a line of entrenched silt sock at the limit of work. The controls will prevent runoff from the planted areas as the soil stabilizes. If seasonal groundwater is encountered or is expected to be encountered during construction, dewatering controls will be installed per the details described in the Mitigation Measures section of this narrative.

Clearing and Excavation

Once erosion and/or dewatering controls have been installed, the existing vegetation will be cleared from the replication area. The area will be graded as shown in the Project plans to achieve wetland hydrology. All areas to be planted will be excavated to a depth

of 12 inches below final elevation to allow for placement of wetland soils. Minor modifications to the grading plan may be made in the field by the supervising wetland scientist in response to hydrologic conditions.

Soils Placement

The replication area will then be backfilled with native wetland soils and/or created wetland soils. Wetland soils will be created by augmenting good quality topsoil with organic material to increase the organic matter content to between 9 and 21 percent (4 to 12 percent organic carbon content) on a dry weight basis. The replication area should be graded in a slightly irregular fashion to allow for small hummocks and hollows approximately six inches above and below grade; this will create a pit and mound topography, which can help increase species diversity.

Seeding

The replication area will be seeded with an appropriate wetland seed mix of native herbaceous species after the completion of soils placement.

Removal of Erosion/Dewatering Controls

Erosion controls will remain in place until vegetation has become well-established and soils have stabilized, at which point they will be removed and disposed of.

Erosion and Sediment Control

An erosion and sedimentation control program will be implemented to minimize temporary impacts to wetland resource areas during the construction phase of the project. The program incorporates Best Management Practices (BMPs) specified in guidelines developed by the DEP[10] and the U.S. Environmental Protection Agency (EPA)[11].

Proper implementation of the erosion and sedimentation control program will:

- minimize exposed soil areas through sequencing and temporary stabilization;
- place structures to manage stormwater runoff and erosion; and
- establish a permanent vegetative cover or other forms of stabilization as soon as practicable.

The following sections describe the controls that will be used and practices that will be followed during construction. These practices comply with criteria contained in the NPDES General Permit for Discharges from Large and Small Construction Activities

10 DEP, 1997. *Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas: A Guide for Planners, Designers, and Municipal Officials.*

11 EPA, 2007. *Interim Developing Your Stormwater Pollution Prevention Plan: A Guide for Construction Sites*. Office of Water. Report EPA 833-R-060-04.

issued by the EPA. As required under this permit, a Stormwater Pollution Prevention Plan (SWPPP) will be developed and submitted before land disturbance begins.

Non-Structural Practices

Non-structural practices to be used during construction include temporary stabilization, temporary seeding, permanent seeding, pavement sweeping, and dust control. These practices will be initiated as soon as practicable in appropriate areas within the Project Area.

Temporary Stabilization

Any areas of exposed soil or stockpiles that will remain inactive for more than 14 days will be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 SF. The mulch will be anchored with a tacking coat (non-tar) applied by hydroseeding. Steeper slopes (greater than 10 percent) will be covered with a bonded fiber matrix (EcoAegis® or similar) according to the recommendations provided by the manufacturer.

Temporary Seeding

If conditions allow, a temporary vegetative cover will be established on areas of exposed soils (including stockpiles) that remain unstabilized for a period of more than 60 days. The seeded surfaces will be covered with a layer of straw mulch or bonded fiber matrix as described above. The seed mix shall include a blend of rapid germinating grasses that are indigenous to eastern Massachusetts.

Permanent Seeding

Upon completion of final grading, any areas not covered by pavement, other forms of stabilization, or other methods of landscaping will be seeded with a native seed mix. The mix will be applied at a rate specified by the manufacturer and will be covered with mulch or bonded fiber matrix as described above.

Pavement Sweeping

The interior roads (once paved) and the portion of the street that fronts the Project Area shall be swept as needed during construction. The sweeping program will remove sediment and other contaminants directly from paved surfaces before their release into stormwater runoff. Pavement sweeping has been demonstrated to be an effective initial treatment for reducing pollutant loading into stormwater. A street sweeper shall be kept at the site or at a nearby location to facilitate this practice. Once construction has been completed, sweeping at the Project Area will occur as required under the Operation and Maintenance Plan.

Dust Control

The erosion and sediment control program includes provisions to minimize the generation of dust during dry and windy conditions. When necessary, larger areas of

exposed soil will be wetted to prevent wind borne transport of fine-grained sediment. Enough water shall be applied to wet the upper 0.5 inches of soil. The water will be applied as a fine spray to prevent erosion. A water truck will be kept on the property (or at a nearby location) to facilitate this practice.

Structural Practices

Structural erosion and sedimentation controls to be used on the Project Area include barriers, catch basin inlet protection, stabilized construction exits, temporary sediment basins, diversion swales, temporary check dams, dewatering filters, and settling tanks.

Erosion Control Barriers

Prior to any ground disturbance, an approved erosion control barrier will be installed at the downgradient limit of work. As construction progresses, additional barriers will be installed around the base of stockpiles and other erosion prone areas. The barriers will be entrenched into the substrate to prevent underflow.

If sediment has accumulated to a depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope of the barriers. This material will be either reused in the Project Area or disposed of at a suitable offsite location. Any damaged sections of the barrier will be repaired or replaced immediately upon discovery.

Erosion Control Matting

All areas of soil disturbance on slopes adjacent to the pond with a slope of 3:1 or greater will be stabilized with biodegradable erosion control matting. After permanent seed is applied, the fabric shall be laid loosely and stapled into the ground to maintain direct contact. The matting shall be keyed in a minimum of 2 feet at the top and bottom of the slope, and shall be stapled every 12" on sides, top, and bottom and every 18" on-center in the center of the fabric.

Catch Basin Inlet Protection

The inlets of existing and proposed catch basins will be protected from sediment inflow during the work period by surrounding them with a barrier of staked straw bales or by installing Silt Sacks®. If straw bales are used, a layer of non-woven filter fabric shall be placed beneath the grate of each basin. If sediment has collected behind the barrier or in the Silt Sack® to a point where it impairs proper functioning, it will be removed and will be either reused onsite or disposed of at a suitable offsite location.

Turbidity Curtain

A floating turbidity curtain will be installed within areas of Jerry's Pond to protect the resource from potential sediment inflow. The curtain will consist of coated PVC laminated polyester fabric attached to a float at the top and weighted down by a $^{5}/_{16}$" chain.

Stormwater Management

Runoff generated from impervious surfaces will be collected and managed in accordance with the DEP Stormwater policies in significant improvement to existing conditions. The proposed Project will improve existing conditions within the Project Area by constructing a stormwater management system that includes measures to provide groundwater recharge, attenuate peak flows and provide water quality treatment. Full details on the system (including supporting calculations) are included in the accompanying Stormwater Management Report (Attachment F – bound separately).

Compliance with the 10 stormwater management standards cited in Section 310 CMR 10.05(6)(k) of the WPA Regulations is evaluated in the Regulatory Compliance section of the Stormwater Management Report.

Regulatory Compliance

As demonstrated below, the Project work complies with applicable performance standards contained in the WPA for work in Bank, BVW, LUWW, BLSF and the 100-foot buffer zone to Bank and BVW. Compliance with each of the applicable performance standards is described in more detail below.

Work on Bank

The Project will result in approximately 463 linear feet of impact to Bank along the southern and eastern edges of Jerry's Pond. The general performance standards for Bank are promulgated in 310 CMR 10.54(4)(a). These standards require that any proposed work on a Bank shall not impair the following:

1. the physical stability of the bank;

Although the proposed work may temporarily de-stabilize portions of the Bank during construction as a result of the proposed large-scale invasive vegetation removal, in the finished conditions, the proposed work will increase the physical stability of the Bank by installing coir logs and erosion control matting at the base of and along the slope (respectively), and by implementing a robust native planting schedule. The piles to be installed to support the boardwalk are small in diameter and will not impair the stability of the Bank after installation.

2. the water carrying capacity of the existing channel within the Bank;

The proposed work will not alter the carrying capacity of the pond.

3. ground water and surface water quality;

The proposed work will have no impact on existing groundwater and surface water quality. Erosion and sedimentation controls are proposed during construction activities to prevent any incidental discharges to the waterway.

4. The capacity of the Bank to provide breeding habitat, escape cover and food for fisheries;

The Project will not impair the Bank's capacity to provide important breeding and fisheries habitat functions. Alternatively, the installation of the boardwalk is instead anticipated to *improve* breeding and fisheries habitat functions of the Bank by providing much needed shading at the edges of the pond. The pond edges currently offer little to no reprieve from the sun for wildlife present.

5. the capacity of the Bank to provide important wildlife habitat functions.

The Project will not impair the Bank's capacity to provide important wildlife habitat functions. Alternatively, the installation of the boardwalk is instead anticipated to improve wildlife habitat functions of the Bank by providing much needed shading at the edges of the pond. The pond edges currently offer little to no reprieve from the sun for wildlife present. In addition, the Banks are proposed to be revegetated with a robust native planting schedule which includes flowering herbaceous and fruiting shrub species which will provide a more beneficial food source to the species present.

Work in Bordering Vegetated Wetland

The Project will result in approximately 5 square feet of permanent impact to BVW and 53 square feet of temporary impact as a result of installing the support pilings for the boardwalk. The general performance standards for BVW are promulgated in 310 CMR 10.55(4) and are discussed below:

(a) Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.

Temporary impacts to BVW will not destroy or impair any portion of the wetland area, and mitigation for the 5 sf of permanent impact proposed will be mitigated for through the creation of the wetland replication area.

(b) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost:

1. *The surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area");*

   Permanent wetland impacts for this Project will total approximately 5 sf of BVW and the proposed replication area will be approximately 5 sf in size, which represents a 1:1 ratio of impacted area to replaced area.

2. *The ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area;*

   The elevation of the proposed replication area will be similar to the elevation of the existing wetland system.

3. *The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area;*

   The proposed replication area will be similar in configuration to the impacted area and will be located adjacent to the same waterbody as the lost BVW area.

4. *The replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area;*

   The replicated wetland area will be located adjacent to the same overall wetland complex from which the area will be lost, and will therefore have an unrestricted hydraulic connection to the same waterbody.

5. *The replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area;*

   The replicated wetland area will be located adjacent to the same overall wetland complex from which the area will be lost; therefore, it is within the same general area as the lost wetland area and within the same reach of the waterway.

6. *At least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods; and*

   The proposed area will be vegetated with a wetland seed mix which is intended to stabilize and revegetate the replication area.

7. *The replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00.*

   Constructing the replication area will not alter any other jurisdictional resource areas onsite.

c) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when;

1. said portion has a surface area less than 500 square feet;

2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and

3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.

Not applicable. The Project does not propose impacting any wetland areas that would meet this description.

(d) Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.

Not applicable. No portion of the Project Area lies within Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife as regulated by NHESP.

(e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern designated by the Secretary of Energy and Environmental Affairs under M.G.L. c. 21A, § 2(7) and 301 CMR 12.00: Areas of Critical Environmental Concern.

Not applicable. The BVW on the Project Site is not located within an Area of Critical Environmental Concern.

Work in Land Under Water Bodies and Waterways (LUWW)

The proposed Project will require work within LUWW associated with Jerry's Pond. The work within the Project Area will fully comply with all performance standards for this resource area. The regulations for LUWW (310 CMR 10.56(4)) list general performance standards which require that work within LUWW not impair any of the following:

(a) The water carrying capacity within the defined channel, which is provided by said land in conjunction with the banks;

The proposed work will not alter the water carrying capacity within the pond.

(b) Ground and surface water quality;

The Project will not alter water chemistry or groundwater or surface water quality. Erosion and sedimentation controls will be in place during all construction activities to protect groundwater and surface water quality.

(c) The capacity of said land to provide breeding habitat, escape cover and food for fisheries;

The proposed work will not impair the capacity of the land to provide breeding habitat, escape cover, or food for fisheries. Alternatively, the installation of the boardwalk is instead anticipated to improve breeding and fisheries habitat functions of the LUWW by providing much needed shading and escape cover at the edges of the shallow pond. The pond edges currently offer little to no reprieve from the sun for fish present.

(d) The capacity of said land to provide important wildlife habitat functions.

The Project will not impair the capacity of the land to provide important wildlife habitat functions. Alternatively, the installation of the boardwalk is instead anticipated to improve wildlife habitat functions at the pond edges by providing much needed shading to the shallow waterbody. The pond edges currently offer little to no reprieve from the

sun for wildlife present. Additionally, the proposed impact to LUWW is significantly less than the allowable threshold of 5,000 square feet (65 square feet).

Work in Bordering Land Subject to Flooding

As described above, the Project will impact existing flood storage over an area of approximately 5,081 square feet and will provide replacement by expanding the previously approved compensatory flood storage basin, to include an area of about 13,123 square feet. Proposed changes to grading within the existing compensatory storage basin will result in a net increase in flood storage of approximately 4,326.8 cubic feet. The general performance standards for BLSF are promulgated in 310 CMR 10.57(4)(a) and are discussed below:

(1) Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within BLSF, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.

Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which will be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.

Compensatory flood storage will exceed the required replacement ratio of 1:1 at each foot of elevation for all flood storage volume that will be lost as the result of the Project. The compensatory flood storage area has been designed to provide an unrestricted hydraulic connection to the same waterway and within the same reach of the river or stream affected.

(2) Work within BLSF, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.

The Project will avoid any flow restrictions that may cause greater flood stage or velocity.

(3) Work in those portions of BLSF found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions.

The Project will not impair the capacity of BLSF to provide important wildlife habitat functions. As mentioned above, the installation of the boardwalk is instead anticipated to improve wildlife habitat functions at the pond edges by providing much needed shading to the shallow waterbody. The pond edges currently offer little to no reprieve from the sun for wildlife present.

Buffer Zone

The buffer zone is not a resource area and, therefore, work within a buffer zone is not governed by specific regulatory performance standards. In general, work within a buffer

zone is permissible when said work has been designed, or can be conditioned, such that there will be no impact on the downgradient wetland resource area(s) being buffered. As stated in 310 CMR 10.53(1) of the WPA Regulations:

For work in Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area… The issuing authority may consider the characteristics of the Buffer Zone, such as the presence of steep slopes, that may increase the potential for adverse impacts on Resource Areas. Conditions may include limitations on the scope and location of work in the Buffer Zone as necessary to avoid alteration of Resource Areas. The Issuing Authority may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the Resource Area and/or other measures commensurate with the scope and location of work with the Buffer Zone to protect the interests of the Act.

The Project has been designed to address these considerations. Measures have been incorporated into the Project design to ensure that work will be done in a manner that prevents impacts to downgradient wetland resources. A clear limit of work will be identified and erosion and sedimentation control areas will be installed throughout the Project Area. Temporary disturbance in vegetated areas of buffer zone will be restored in place and seeded with a native seed mix.

Summary

The Applicant is proposing improvements to the areas surrounding Jerry's Pond in Cambridge, Massachusetts which will provide long-awaited community benefits by improving portions of the site to a more natural and native condition, improving site aesthetics, and increasing public accessibility. Proposed improvements to the Project Area generally include the installation of an elevated boardwalk with seating areas and viewing platforms along the southern and eastern edges of the pond, creation of a communal garden and Eco-Classroom, invasive species removal, expanding the existing sidewalk along Rindge Avenue to create a wider multi-use path, and the addition of several pedestrian connections throughout the Project Area.

The Project involves work within areas of Bank, BVW, LUWW, BLSF and the 100-foot buffer zone to BVW. A suite of mitigation and protective measures are proposed to prevent short- and long-term impacts to resource areas and their buffer zones. Mitigation measures proposed include compensatory flood storage for impacts to BLSF, a wetland replication area, and an erosion and sedimentation control program which will include structural and non-structural practices.

The Applicant respectfully requests that the Cambridge Conservation Commission find that these mitigation and protective measures adequately protect the interests identified in the WPA and that the Conservation Commission issue an Order of Conditions approving the work described in this NOI and shown on the accompanying plans.

Attachment B
Abutter Information

- Notice to Abutters
- List of Abutters

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

A. A Notice of Intent was filed with the Cambridge Conservation Commission on November 29th, 2023 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

The Applicant, IQHQ-Alewife, LLC, is proposing improvements to the areas surrounding Jerry's Pond at 36-64 Whittemore Avenue in Cambridge, Massachusetts, as well as adjacent land comprising a portion of the layout of Alewife Brook Parkway which is owned by the Department of Conservation and Recreation of the Commonwealth of Massachusetts. Proposed improvements include installing an elevated boardwalk with seating areas and viewing platforms, creating a communal garden and Eco-Classroom, expanding the existing sidewalk along Rindge Avenue to create a wider multi-use path, and adding several pedestrian connections. The proposed pedestrian pathways will connect to the City of Cambridge's Linear Park path and will also provide public access to the areas around Jerry's Pond, which is currently inaccessible to the public. Two floating wetlands will be installed in the southern end of the pond to promote wildlife habitat. In addition, an invasive species management plan has been created for the Project Area which includes targeted removal of invasive species as well as proposed native plantings of select disturbed areas.

B. The name of the applicant is: IQHQ-Alewife, LLC

C. The address of the land where the activity is proposed is: 36-64 Whittemore Avenue, Cambridge, MA. The parcel ID is: 269-138

D. Copies of the Notice of Intent may be examined or obtained at the office of the Cambridge Conservation Commission, located at 147 Hampshire St. Cambridge, MA 02139. The regular business hours of the Commission are Monday 8:30am-8pm, Tuesday through Thursday 8:30am-5pm, and Friday 8:30am-12pm, and the Commission may be reached at 617-349-4800

E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling Howard Moshier at 617-607-2924. An administrative fee may be applied for providing copies of the NOI and plans.

F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Cambridge Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Cambridge Daily.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

Location_ID	Owner_Name	Owner_Address	Owner_Address_2	Owner_City	Owner_State	Owner_Zip_Code	StreetNumber	street	appended address
268C-36	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	10 PARK PLAZA		BOSTON	MA	2116	0	CAMBRIDGEPARK DR	0 CAMBRIDGEPARK DR
268C-37	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	10 PARK PLAZA		BOSTON	MA	2116	0	CAMBRIDGEPARK DR	0 CAMBRIDGEPARK DR
268A-47	CAMBRIDGE HOUSING AUTHORITY	675 MASSACHUSETTS AVE		CAMBRIDGE	MA	2139	1	JEFFERSON PK	1 JEFFERSON PK
269-12	PLOSINSKI, VICTOR L. & SUSAN M. PLOSINSKI	104 CLIFTON ST		CAMBRIDGE	MA	2140	104	CLIFTON ST	104 CLIFTON ST
269-11	TSALAH, MOSHE & KAREN MACCABE TSALAH	110 CLIFTON ST		CAMBRIDGE	MA	2140	110	CLIFTON ST	110 CLIFTON ST
269-10	CLEMENTE, RAFAEL & CATHERINE M. CLEMENTE	112-114 CLIFTON ST		CAMBRIDGE	MA	2140	112	CLIFTON ST	112 CLIFTON ST
269-134	CITY OF CAMBRIDGE	795 MASS AVE		CAMBRIDGE	MA	2139	122	CLIFTON ST	122 CLIFTON ST
269-25	CHEN, NONGJIA TAO TAO	14 CLIFTON STREET		CAMBRIDGE	MA	02140-2429	14	CLIFTON ST	14 CLIFTON ST
268C-30	APPLETREEWOOD, LLC. C/O MCCARTHY LEGAL SERVICES LLC,	1188 CENTRE ST		NEWTON CENTER	MA	2459	143	ALEWIFE BROOK PKWY	143 ALEWIFE BROOK PKWY
268C-32	SWEETWOOD, LLC. C/O MCCARTHY LEGAL SERVICES LLC,	1188 CENTRE ST.		NEWTON CENTER	MA	2459	149	ALEWIFE BROOK PKWY	149 ALEWIFE BROOK PKWY
193-220	LEWIS, JERAD M. & MAURA A. MURRAY	17-19 CLIFTON ST UNIT 17		CAMBRIDGE	MA	2140	17	CLIFTON ST	17 CLIFTON ST
193-220	ZHANG TAO	17-19 CLIFTON ST	UNIT 19	CAMBRIDGE	MA	2140	17	CLIFTON ST	17 CLIFTON ST
269-24	TSUI, WAN-MAN GINA	20 CLIFTON ST		CAMBRIDGE	MA	2140	20	CLIFTON ST	20 CLIFTON ST
193-23	MAHMOOD, ROKEYA	23 -25 CLIFTON ST		CAMBRIDGE	MA	2140	23	CLIFTON ST	23 CLIFTON ST
269-23	SAFAR, JONAH E. & JOANNE N. SAFAR	24 CLIFTON ST UNIT 24B		CAMBRIDGE	MA	2140	24	CLIFTON ST	24 CLIFTON ST
269-23	WORDSWORTH, ROBIN SEIRIAN LEWIS	24 CLIFTON ST UNIT 24A		CAMBRIDGE	MA	2140	24	CLIFTON ST	24 CLIFTON ST
193-24	VON COLLN, GARY & JACQUELINE BRILL	27-29 CLIFTON ST		CAMBRIDGE	MA	02140-2428	29	CLIFTON ST	29 CLIFTON ST
265D-52	HART CAMBRIDGE LLC C/O HEITMAN CAPITAL MANAGEMENT L	191 NORTH WACKER DRIVE. SUITE 2500		CHICAGO	IL	60606	30	CAMBRIDGEPARK DR	30 CAMBRIDGEPARK DR
269-22	NI, XING-YIN ARTHUR CHUN HONG SHUM	30 CLIFTON ST, UNIT 2		CAMBRIDGE	MA	2140	30	CLIFTON ST	30 CLIFTON ST
269-22	RESNIKOFF, NATHANIEL	30 CLIFTON ST, UNIT 1		CAMBRIDGE	MA	2140	30	CLIFTON ST	30 CLIFTON ST
269-115	THOMPSON, ROBERT H. & MARLENE ANNE THOMPSON	305 RINDGE AVE		CAMBRIDGE	MA	02140-3128	305	RINDGE AVE	305 RINDGE AVE
268A-40	ADHIKARI, LAL K. & RAMA TIMALSINI ADHIKARI	318 RINDGE AVE UNIT 206		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	ALI, SHEMSYA H.	318 RINDGE AVE UNIT 107		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	ARAIA, MUSSIE T. & SAROM TSEGAI ZEMO	318 RINDGE AVE. UNIT#213		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	ARORA, VIPUL & SNEHAL SHETH	6 JACOB JONES WAY		WESTBOROUGH	MA	1581	310	RINDGE AVE	310 RINDGE AVE
268A-40	ASHIQUR, RAHMAN FAIZA MANNAN	318 RINDGE AVE 404		CAMBRIDGE	MA	2141	310	RINDGE AVE	310 RINDGE AVE
268A-40	ASWATHANARAYANAN, SUBRAMANIAN & DEEPA KRISHNAN	320 RINDGE AVE. UNIT#302		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	ATHUKORALA, RAKSHITHA	318 RINDGE AVE. UNIT# 402		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	BARRIENTOS, MIRIAM & BLANCA BARRIENTOS	318 RINDGE AVE. UNIT#214		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	BENSMAN, LIDIYA & IOSIF IZRAILIT	225 WAVERLY AVE.		NEWTON	MA	2458	310	RINDGE AVE	310 RINDGE AVE
268A-40	BHAYANA, BRIJESH	312 RINDGE AVE UNIT 312/3		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	BI, JUSTIN	310-324 RINDGE AVE UNIT #318/310		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	CAI, XINRU	318 RINDGE AVE UNIT 303		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	CAI, YINXIU	316 RINDGE AVE UNIT 3		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	CHAIBAN, EDWARD CHAKER & PRUDENCE NKINDA CHAIBAN	318 RINDGE AVE. UNIT# 215		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	CHEN, HUIJUAN	318 RINDGE AVE	UNIT 306	CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	CHEN, WENRAN	27-17 42ND RD APT 21B		LONG ISLAND	NY	11101	310	RINDGE AVE	310 RINDGE AVE
268A-40	CHEN, YUETING & LI CHEN	45 TROWBRIDGE ST		BELMONT	MA	2478	310	RINDGE AVE	310 RINDGE AVE
268A-40	CHENG, ADRIAN Y.	318 RINDGE AVE UNIT 413		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	CHENG, ADRIAN Y.	318 RINDGE AVE UNIT 416		CAMBRIDGE	MA	2138	310	RINDGE AVE	310 RINDGE AVE
268A-40	CHOI, SUNG JIN & SORIM LEE	318 RINDGE AVE UNIT 114		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	CHUNG BOMY LEE	314 RINDGE AVE UNIT 1		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	COLEMAN, CATHERINE	318 RINDGE AVE. UNIT#110		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	DUBORG, SABINA	320 RINDGE AVE. UNIT#402		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	DURMASKIN, SANDRA C.	318 RINDGE AVE. UNIT#309		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	ELASRAOUI RACHIDA	318 RINDGE AVE	UNIT 210	CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	ELFIKY, NEFISSA	ATTN: AYMEN ELFIKY	10 CAMPBELL RD	ARLINGTON	MA	2476	310	RINDGE AVE	310 RINDGE AVE
268A-40	FILL, ANA	318 RINDGE AVE. UNIT#108		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	FOMIN DMITRY & VICTORIA	318 RINDGE AVE	UNIT 411	CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	FRANK, GUY	318 RINDGE AVE. UNIT#409		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	GAO LUCY & ANDREW WANG	318 RINDGE AVE	UNIT 106	CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	GAO, LUCY & ANDREW WANG DEREK WANG	318 RINDGE AVE UNIT 104		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	GORELIKOV, SIMON	318 RINDGE AVE. UNIT#406		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	GRATTON, MICHAEL BRIAN & MELANIE LOUISE BAIN GRATTON	318 RINDGE AVE	UNIT 112	CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	GURURAJAN, ARVIND & ABHA DHANESHWAR	318 RINDGE AVE UNIT 314		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	HAILE, MERRIE K. & SABA Z. TEKELU	316 RINDGE AVE. UNIT#8		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	HAILEMICHAEL, YONAS G. & MEKEDEM NAHUSENAI	318 RINDGE AVE UNIT 105		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	HAOBO, SHEN	320 RINDGE AVE UNIT 306		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	HILL, CLAUDIA	320 RINDGE AVE UNIT 203		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	HORTALEZA, MARTIN JOSEPH ROLDAN	316 RINDGE AVE. UNIT#7		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	HUANG, YIAN	318 RINDGE AVE UNIT 414		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	KANAYAMA, GEN, DR.	318 RINDGE AVE. UNIT#408		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE
268A-40	KHAN, MOHAMMAD Y. & UMME S. KHAN	320 RINDGE AVE. UNIT#404		CAMBRIDGE	MA	2140	310	RINDGE AVE	310 RINDGE AVE

268A-40	KIM, BYOUNG WOO & MYUNG JOO LEE	320 RINDGE AVE. UNIT#304		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	KLESERT, RALPH S. & LOIS A. MARKHAM	316 RINDGE AVE UNIT 10		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	KOENIG, JEROME L. & OLESYA A. KOENIG	320 RINDGE AVE. UNIT#105		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	KWAN, BONNIE	318 RINDGE AVE UNIT 102		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	LAJOIE, MARCEL E. & JEANNICIA ALTIDOR	320 RINDGE AVE. UNIT 201		CAMBRIDGE	MA	2138	310 RINDGE AVE	310 RINDGE AVE
268A-40	LAL, RAKESH & SONALI MATHUR	318 RINDGE AVE UNIT 407		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	LAU, GLORIA HIU YAN & WAYLAND YU TRS	233 HURON AVE		CAMBRIDGE	MA	2138	310 RINDGE AVE	310 RINDGE AVE
268A-40	LEE, JEONG SOOK	310-324 RINDGE AVE UNIT 318/410		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	LENTZ, SCOTT A., DANIELLE M. LENTZ & ZOE A. LENTZ	318 RINDGE AVE. UNIT#311		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	LEWIS, JEFFREY T.	137 WASHINGTON ST. APT 201		NORWALK	CT	6854	310 RINDGE AVE	310 RINDGE AVE
268A-40	LINDELL, JAIME	320 RINDGE AVE. UNIT#101		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	LIU, YAN & JING HUANG TRUSTEES OF THE HUANG FAMILY TRU	26 TOBIN HILL DR.		SHREWSBURY	MA	1545	310 RINDGE AVE	310 RINDGE AVE
268A-40	LUO, YIHE	316 RINDGE AVE UNIT #6		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	MA, XIAOYING & YIBING YIN	318 RINDGE AVE. UNIT#312		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	MEHTA, PARAS G.	318 RINDGE AVE. UNIT#201		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	MULKI, JAY P. & MYRA J. MULKI	107 HARVEY ST		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	MURPHY, NANCY	318 RINDGE AVE. UNIT#208		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	NADEAU, PHILLIP	318 RINDGE AVE	UNIT 308	CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	ONLY ONE LLC	101 TROWBRIDGE ST		CAMBRIDGE	MA	2138	310 RINDGE AVE	310 RINDGE AVE
268A-40	PACKARD, LOIS S.	318 RINDGE AVE. UNIT#412		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	PENA-TORO, AGNIS J.	318 RINDGE AVE UNIT 301		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	PHAN, KHOI DUC & MY DUNG DAO	318 RINDGE AVE. UNIT#302		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	QIAN, JINGJIE	318 RINDGE AVE UNIT 216		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	RICHARDS, SUSAN M.	316 RINDGE AVE. UNIT#2		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	ROBINSON, ANDREW B.	318 RINDGE AVE UNIT 415		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	SALAZAR, ALEJANDRA C.	318 RINDGE AVE. UNIT#401		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	SHI, YAN	320 RINDGE AVE UNIT 106		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	SIDDENS, NANCY	197 HAPPY TRAILS NORTH		LAS CRUCES	NM	88005	310 RINDGE AVE	310 RINDGE AVE
268A-40	SIDDU, LLC	9 COBBLESTONE DR.		WINCHESTER	MA	1890	310 RINDGE AVE	310 RINDGE AVE
268A-40	SINSABAUGH, NANCY J.	320 RINDGE AVE UNIT #202		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	SISAY, MULENESN & BERHANU DELELEGN	320 RINDGE AVE UNIT 320/305		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	STOREK, MICHAEL	310 RINDGE AVE. UNIT#1		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	TAHERUZZAMAN, SAYEEM & RUBAYA KABIZ	318 RINDGE AVE	UNIT 209	CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	TAM, ELVIS & TINA TSANG	28 CARRIAGE LANE		WALPOLE	MA	2081	310 RINDGE AVE	310 RINDGE AVE
268A-40	THAKUR, JYOTI & KIRANSIGH RAJPUT	318 RINDGE AVE. UNIT#305		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	VA CAPITAL LLC,	16500 COLLINS AVENUE, #3052		SUNNY ISLES	FL	33160	310 RINDGE AVE	310 RINDGE AVE
268A-40	VENTAKATAKRISHNAN, KAVITHA	310-324 RINDGE AVE UNIT 101		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	VLASENKO, IRYNA NATALIA VLASENKO	318 RINDGE AVE UNIT 313		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	VOSS JAMES R LOOPER KRISTINA	316 RINDGE AVE	UNIT 5	CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WANG YINUO J	318 RINDGE AVE	UNIT 307	CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WANG, PEGGY	318 RINDGE AVE. UNIT#116		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WANG, YAN	320 RINDGE AVE UNIT 403		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WANG, ZHONGYAN & ZHIYONG WANG	318 RINDGE AVE UNIT 111		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WIRCH, GAIL A. & ERIC W. WIRCH TRUSTEES, THE GAIL A. WIRC	2924 PARRISH DR.		TALLAHASSEE	FL	32309	310 RINDGE AVE	310 RINDGE AVE
268A-40	WONG, CAROL LOKIO	312 RINDGE AVE #2		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WU, CHONGYANG	318 RINDGE AVE UNIT 316		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WU, HOYU HAO-WEI SU	318 RINDGE AVE	UNIT 315	CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WU, JINGMIN & CITY OF CAMBRIDGE TAX TITLE	310-324 RINDGE AVE UNIT 318/115		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	WU, XIANG & RUIQIN LIU	318 RINDGE AVE APT 211		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	XIAO ZHIMIN & YUFEI AI	318 RINDGE AVE	UNIT 103	CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	XIAO, HUI & XIAOMEI PENG	316 RINDGE AVE UNIT 4		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	YANG YI & BIN YANG	58 LEDGELAWN AVENUE		LEXINGTON	MA	2420	310 RINDGE AVE	310 RINDGE AVE
268A-40	YAO, YUNNING & DONGHONG GUO TRS THE VESTA REAL ESTAT	802 OLD STONE BROOK		ACTON	MA	1720	310 RINDGE AVE	310 RINDGE AVE
268A-40	YAO, YUNNING & DONGHONG GUO TRUTEES OF THE VESTA RE	802 OLD STONEBROOK		ACTON	MA	1718	310 RINDGE AVE	310 RINDGE AVE
268A-40	YENENEH, GENET A.	320 RINDGE AVE UNIT 102		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	YU JEFFREY	320 RINDGE AVE	UNIT 206	CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	ZHANG, YANG & NAINA ZHAO	310-324 RINDGE AVE UNIT 316/9		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	ZHAO. HUIBIN	320 RINDGE AVE. UNIT#401		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
268A-40	ZHOU XIONGWEI & RONG LI	472 LOWELL ST		LEXINGTON	MA	2420	310 RINDGE AVE	310 RINDGE AVE
268A-40	ZHOU, ANYU & XIAORONG ZHONG	316 RINDGE AVE. UNIT#1		CAMBRIDGE	MA	2140	310 RINDGE AVE	310 RINDGE AVE
269-27	TRANT, BARBARA J., TRS THE BARBARA J. TRANT TRUST	315 RINDGE AVE		CAMBRIDGE	MA	2140	315 RINDGE AVE	315 RINDGE AVE
268B-16	FERRO, JOSEPH A. TRUSTEE OF 326 & 328-330 RINDGE AVE RE/	10 WILLIAM ST		BEDFORD	MA	1730	326 RINDGE AVE	326 RINDGE AVE
268B-15	FFSIK, LLC	29 ROBINSON DR		BEDFORD	MA	1730	336 RINDGE AVE	336 RINDGE AVE
268B-14	FFSIK LLC	29 ROBINSON DR		BEDFORD	MA	1730	344 RINDGE AVE	344 RINDGE AVE

193-25	GREENE, GRAFTON S. AND WALTYE O. GREENE	35A CLIFTON ST.		CAMBRIDGE	MA	02140-2428		35 CLIFTON ST	35 CLIFTON ST
268B-35	FFSIK LLC	29 ROBINSON DR		BEDFORD	MA		1730	350 RINDGE AVE	350 RINDGE AVE
268B-34	FFSIK LLC	29 ROBINSON DR		BEDFORD	MA		1730	350 RINDGE AVE	350 RINDGE AVE
269-127	MASSACHUSETTS BAY TRANSPORTATION AUTHORI	10 PARK PLAZA		BOSTON	MA		2116	351 RINDGE AVE	351 RINDGE AVE
268B-41	ALAM, MOHAMMED	370 RINDGE AVE.		CAMBRIDGE	MA		2140	354 RINDGE AVE	354 RINDGE AVE
268B-41	BARRY, ABRAHAM & OUMOU BARRY	358 RINDGE AVE		CAMBRIDGE	MA		2138	354 RINDGE AVE	354 RINDGE AVE
268B-41	BROWN, MARIE BARBARA & OWEN OSBOURNE BROWN	354 RINDGE AVE. UNIT#3		CAMBRIDGE	MA		2138	354 RINDGE AVE	354 RINDGE AVE
268B-41	DUGGAN, MARY D.	354 RINDGE AVE UNIT 5		CAMBRIDGE	MA		2138	354 RINDGE AVE	354 RINDGE AVE
268B-41	KEBEDE, ROMAN & TSEGAYE WOLDU	366 RINDGE AVE		CAMBRIDGE	MA		2138	354 RINDGE AVE	354 RINDGE AVE
268B-41	MANNING, BENADETTE	356 RINDGE AVE		CAMBRIDGE	MA		2138	354 RINDGE AVE	354 RINDGE AVE
268B-41	MASNY-SOKOLOWSKI, URSZULA C/O URSZULA MASNY-LATOS	354 RINDGE AVE. UNIT#4		CAMBRIDGE	MA		2138	354 RINDGE AVE	354 RINDGE AVE
268B-41	NAHEED, SITARA & ASIA RAHMAN	354-390 RINDGE AVE		CAMBRIDGE	MA		2138	354 RINDGE AVE	354 RINDGE AVE
268B-41	NAPOLI, MECKY & FATMA JIDDAWI	368 RINDGE AVE		CAMBRIDGE	MA		2139	354 RINDGE AVE	354 RINDGE AVE
268B-41	RAJAO, ELIANA M. PEREIRA & CARLOS RICARDO RAJAO	354 RINDGE AVE . UNIT#2		CAMBRIDGE	MA		2138	354 RINDGE AVE	354 RINDGE AVE
268B-41	REZAEI-KAMALABAD & MARIANNE REZAEI-KAMALABAD	388 RINDGE AVE		CAMBRIDGE	MA		2139	354 RINDGE AVE	354 RINDGE AVE
268B-41	SITHAR, DICKEY	354-388 RINDGE AVE UNIT 386		CAMBRIDGE	MA		2140	354 RINDGE AVE	354 RINDGE AVE
269-21	FLANAGAN, MARIA J.	36 CLIFTON STREET		CAMBRIDGE	MA	02140-2429		36 CLIFTON ST	36 CLIFTON ST
269-138	IQHQ-ALEWIFE LLC	674 VIA DE LA VALLE	STE 206	SOLANA BEACH	CA		92075	36 WHITTEMORE AVE	36 WHITTEMORE AVE
268B-47	RINDGE ASSOCIATES,	C/O FEDERAL MANAGEMENT CO., INC.	536 GRANITE STREE	BRAINTREE	MA		2184	362 RINDGE AVE	362 RINDGE AVE
268B-47	RINDGE ASSOCIATES,	C/O FEDERAL MANAGEMENT CO., INC.	536 GRANITE STREE	BRAINTREE	MA		2184	362 RINDGE AVE	362 RINDGE AVE
268B-8	MUSTASCIO, GEORGE C. LORENZO CASAMASSIMA	372 RINDGE AVE		CAMBRIDGE	MA		2140	372 RINDGE AVE	372 RINDGE AVE
268B-7	AL-AMIN, INC.	380 RINDGE AVE UNIT 2		CAMBRIDGE	MA		2140	378 RINDGE AVE	378 RINDGE AVE
268B-7	AL-AMIN, INC.	380 RINDGE AVENUE		CAMBRIDGE	MA		2140	378 RINDGE AVE	378 RINDGE AVE
193-26	SWEENEY, JOHN D.	39 CLIFTON ST		CAMBRIDGE	MA		2140	39 CLIFTON ST	39 CLIFTON ST
268B-46	AFRICAWALA, SHAHENAZBIBI F FAHAD, S, AFRICAWALA	398 RINDGE AVE	UNIT 1	CAMBRIDGE	MA		2140	390 RINDGE AVE	390 RINDGE AVE
268B-46	ARADOM, HAILE G. & GENET W. ARADOM	394 RINDGE AVENUE.		CAMBRIDGE	MA		2140	390 RINDGE AVE	390 RINDGE AVE
268B-46	BROWN, MELISSA	396 RINDGE AVENUE		CAMBRIDGE	MA		2140	390 RINDGE AVE	390 RINDGE AVE
268B-46	JIFARA, TEREFE R & ELIZABETH HAILESILASE	398 RINDGE AVENUE, UNIT # 2		CAMBRIDGE	MA		2140	390 RINDGE AVE	390 RINDGE AVE
268B-46	MCLEOD, LORNA	392 RINDGE AVE. UNIT#7		CAMBRIDGE	MA		2140	390 RINDGE AVE	390 RINDGE AVE
268B-46	NERE, SOLOMON K. & HIWOT H. GEBREMARIAM	400 RINDGE AVE.		CAMBRIDGE	MA		2140	390 RINDGE AVE	390 RINDGE AVE
268B-46	SHAMS SAIFUL & FARHANAH AFROZE	398 RINDGE AVENUE UNIT 3		CAMBRIDGE	MA		2140	390 RINDGE AVE	390 RINDGE AVE
268B-46	YOHANNES, EFREM T. & MEAZA T. TEWELDEMEDHIN	390 RINDGE AVE.		CAMBRIDGE	MA		2140	390 RINDGE AVE	390 RINDGE AVE
269-20	ADOUANE LICIA	40 CLIFTON STREET	UNIT 22	CAMBRIDGE	MA		2140	40 CLIFTON ST	40 CLIFTON ST
269-20	CAMBRIDGE AFFORDABLE HOUSING CORPORATION	362 GREEN STREET		CAMBRIDGE	MA		2139	40 CLIFTON ST	40 CLIFTON ST
269-20	CASCAP REALTY, INC.	231 SOMERVILLE AVENUE		SOMERVILLE	MA		2143	40 CLIFTON ST	40 CLIFTON ST
269-20	HAKIM, MOHAMMAD A. & ESMET A.HAKIM TRS, THE MOHAMM	8 ROLFE RD		LEXINGTON	MA		2420	40 CLIFTON ST	40 CLIFTON ST
269-20	JIANG TAO & MING PAN	293 MARRETT RD		LEXINGTON	MA		2421	40 CLIFTON ST	40 CLIFTON ST
269-20	KIM, FELICIA MEE SANG	40 CLIFTON ST, #34		CAMBRIDGE	MA		2140	40 CLIFTON ST	40 CLIFTON ST
269-20	LECERF, JEAN-MICHEL & SARAH LECERF-GHAFFARI	22 WATSON STREET		CAMBRIDGE	MA		2139	40 CLIFTON ST	40 CLIFTON ST
269-20	SHIN, YE CHAN	40 CLIFTON ST	UNIT 21	CAMBRIDGE	MA		2140	40 CLIFTON ST	40 CLIFTON ST
269-20	STEAD, CHARLES L. SR.	598 PUTNAM AVENUE		CAMBRIDGE	MA		2139	40 CLIFTON ST	40 CLIFTON ST
269-20	SUTTHOFF, JEFFREY & SUTTHOFF, VIRGINIA	40 CLIFTON ST. #12		CAMBRIDGE	MA		2140	40 CLIFTON ST	40 CLIFTON ST
269-20	TUPEK, MICHAEL R. & AMANDA L. WILDING	11801 CARMEL AVE, NE		ALBUQUERQUE	NM		87122	40 CLIFTON ST	40 CLIFTON ST
269-20	ZHANG, JEFFREY GANG	40 CLIFTON ST UNIT 32		CAMBRIDGE	MA		2140	40 CLIFTON ST	40 CLIFTON ST
268B-48	RINDGE ASSOCIATES	C/O FEDERAL MANAGEMENT CO.	536 GRANITE ST UN	BRAINTREE	MA		2184	400 RINDGE AVE	400 RINDGE AVE
268B-45	RINDGE COMMONS NORTH 4 LLC,	C/O JUST A START CORP.	1035 CAMBRIDGE S	CAMBRIDGE	MA		2141	402 RINDGE AVE	402 RINDGE AVE
268B-45	RINDGE COMMONS NORTH LAND OWNER LLC	1035 CAMBRIDGE ST #12		CAMBRIDGE	MA		2141	402 RINDGE AVE	402 RINDGE AVE
268B-45	RINDGE COMMONS NORTH LAND OWNER LLC	1035 CAMBRIDGE ST	UNIT 12	CAMBRIDGE	MA		2141	402 RINDGE AVE	402 RINDGE AVE
268B-45	RINDGE TOWER APARTMENT LLC,	1035 CAMBRIDGE ST UNIT 12		CAMBRIDGE	MA		2141	402 RINDGE AVE	402 RINDGE AVE
193-27	9 MARION STREET LLC	148 OAKLEY RD		BELMONT	MA		2478	41 CLIFTON ST	41 CLIFTON ST
268C-35	APPLETREEWOOD, LLC. C/O MCCARTHY LEGAL SERVICES LLC.	1188 CENTRE ST.		NEWTON CENTER	MA		2459	446 CAMBRIDGEPARK DR	446 CAMBRIDGEPARK DR
269-113	NGO, KIEM FOR & LEI JIANG	48-50 CLIFTON ST		CAMBRIDGE	MA		2140	48 CLIFTON ST	48 CLIFTON ST
193-28	9 MARION STREET LLC	148 OAKLEY RD		BELMONT	MA		2478	49 CLIFTON ST	49 CLIFTON ST
269.5-101	BANK OF AMERICA REAL ESTATE DEPARTMENT	100 FEDERAL ST		BOSTN	MA		2110	5 CAMBRIDGEPARK DR	5 CAMBRIDGEPARK DR
269.5-101	BERTUCCI'S PIZZA INC.	155 OTIS STREET		NORTHBOROUGH	MA	01532-2414		5 CAMBRIDGEPARK DR	5 CAMBRIDGEPARK DR
269.5-101	BRITE KLEEN CLEANERS C/O THOMAS SULICK	5 CAMBRIDGEPARK DR		CAMBRIDGE	MA		2140	5 CAMBRIDGEPARK DR	5 CAMBRIDGEPARK DR
269.5-101	DUNKIN DONUT C/O RVN	517 CONCORD AVE		CAMBRIDGE	MA		2138	5 CAMBRIDGEPARK DR	5 CAMBRIDGEPARK DR
269.5-101	GUILLERMO RIVIERA	10 SPRING RD		ARLINGTON	MA		2476	5 CAMBRIDGEPARK DR	5 CAMBRIDGEPARK DR
269.5-101	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	10 PARK PLAZA		BOSTON	MA		2116	5 CAMBRIDGEPARK DR	5 CAMBRIDGEPARK DR
269.5-101	RAWTIE SEHGAL	875 CONCORD TURNPIKE		ARLINGTON	MA		2474	5 CAMBRIDGEPARK DR	5 CAMBRIDGEPARK DR
269.5-101	SUNRISE LEARNING ACADEMY 2 LLC & CITY OF CAMBRIDGE TA	C/O JEFFERY WERRICK	91 LAGRANGE ST	CHESTNUT HILL	MA		2467	5 CAMBRIDGEPARK DR	5 CAMBRIDGEPARK DR
193-29	SCHULZ, MARGARET F. & NOAH SCHULZ	53 CLIFTON STREET		CAMBRIDGE	MA		2140	53 CLIFTON ST	53 CLIFTON ST
269-114	DESTIN, PIERRE CHARLES & PHILOMENE TRS. OF 52 CLIFTON ST	52 CLIFTON ST		CAMBRIDGE	MA	02140-2429		54 CLIFTON ST	54 CLIFTON ST
193-30	COTTER, THOMAS X. & JENNIFER L. COTTER	54 HALSEY STREET #3		PROVIDENCE	RI		2906	55 CLIFTON ST	55 CLIFTON ST

193-31	ARGAW, TEREGNO	57 CLIFTON STREET		CAMBRIDGE	MA	2140		57 CLIFTON ST	57 CLIFTON ST
269-18	FOLEY, KEITH PATRICK, TRS LAUREN ANN BAUMANN, TRS	60 CLIFTON ST		CAMBRIDGE	MA	2140		58 CLIFTON ST	58 CLIFTON ST
269-18	KWOKA, JOHN E JR TRS JOHN E KWOKA JR TR	58 CLIFTON ST		CAMBRIDGE	MA	2140		58 CLIFTON ST	58 CLIFTON ST
193-32	BRIGHAM, PETER M. & PENNY R. BRIGHAM	61 CLIFTON ST.		CAMBRIDGE	MA	02140-2428		61 CLIFTON ST	61 CLIFTON ST
269-98	CLIFFORD, CHERYL M. & KIMBERLEY A. LEWIS	62 CLIFTON ST		CAMBRIDGE	MA	2140		62 CLIFTON ST	62 CLIFTON ST
193-33	NADEAU, DAVID R.	63 CLIFTON STREET		CAMBRIDGE	MA	2140		63 CLIFTON ST	63 CLIFTON ST
269-99	RUBIN, AARON J. & JULIA A. HALLMAN	66 CLIFTON ST		CAMBRIDGE	MA	2138		66 CLIFTON ST	66 CLIFTON ST
193-1	SZWADZKA, REGINA L TRS REGINA L SZWADZKA TR	67 CLIFTON ST		CAMBRIDGE	MA	2140		67 CLIFTON ST	67 CLIFTON ST
269-97	THEOBALD, DANIEL & DEBORAH THEOBALD	68 CLIFTON ST		CAMBRIDGE	MA	2140		68 CLIFTON ST	68 CLIFTON ST
269.5-102	MASSACHUSETTS COMMONWEALTH OF STATE HOUSE	MBTA PARK GARAGE		BOSTON	MA	2133		72 ALEWIFE BROOK PKWY	72 ALEWIFE BROOK PKWY
269-136	CAMBRIDGE CITY OF RECREATION DEPT	51 INMAN ST		CAMBRIDGE	MA	2139		72 CLIFTON ST	72 CLIFTON ST
269-71	HITCZENKO, MARCIN ELIZABETH ROSE ELLEN LOUGHLIN	76 CLIFTON ST		CAMBRIDGE	MA	2140		76 CLIFTON ST	76 CLIFTON ST
269-71	GADDAM, PREETHAM & SHARVARI GUJJA	78 CLIFTON ST		CAMBRIDGE	MA	2140		78 CLIFTON ST	78 CLIFTON ST
269-100	SHILLUE-GOLDBERG, CARY AMES MARY ELLEN SHILLUE-GOLDBE	8 CLIFTON ST		CAMBRIDGE	MA	2140		8 CLIFTON ST	8 CLIFTON ST
265D-57	GUARDIAN CAMBRIDGE ALEWIFE LLC	C/O THE GUARDIAN LIFE INS. CO OF AMERICA	10 HUDSON YARDS	NEW YORK	NY	10001		80 CAMBRIDGEPARK DR	80 CAMBRIDGEPARK DR
269-71	KIMMERMAN, MARK BRADWAY & B. KIMMERMAN	76-88 CLIFTON ST	UNIT 80	CAMBRIDGE	MA	2139		80 CLIFTON ST	80 CLIFTON ST
269-71	MULLAHY, LAURA N., TRS THE LAURA N. MULLAHY 2019 REVO(	82 CLIFTON ST		CAMBRIDGE	MA	2140		82 CLIFTON ST	82 CLIFTON ST
269-71	LEBLANC, STEVEN F. & ANNE BEINECKE	84 CLIFTON ST		CAMBRIDGE	MA	2140		84 CLIFTON ST	84 CLIFTON ST
269-71	LEE PAUL W	86 CLIFTON ST	UNIT 86	CAMBRIDGE	MA	2140		86 CLIFTON ST	86 CLIFTON ST
269-71	WHITEMAN, CHARLES A. & ALISSA K. WHITEMAN	88 CLIFTON ST		CAMBRIDGE	MA	2140		88 CLIFTON ST	88 CLIFTON ST
269-14	GOODWIN, HANNAH R., JOEL NOGIC, DAVID E. LOWE & KATHR\	92-94 CLIFTON STREET		CAMBRIDGE	MA	2140		94 CLIFTON ST	94 CLIFTON ST
269-13	CUMBERBATCH, JOHN O. & SHARON M. CUMBERBATCH	100 CLIFTON ST UNIT 100		CAMBRIDGE	MA	2140		98 CLIFTON ST	98 CLIFTON ST
269-13	SHELDON, JOSHUA ERIC	98 CLIFTON ST		CAMBRIDGE	MA	2140		98 CLIFTON ST	98 CLIFTON ST

Attachment C
Photographic Log

vhb Engineers | Scientists | Planners | Designers

Photographic Log

Client Name: IQHQ | **Site Location:** Alewife Park, Cambridge, MA | **Project No**: 15118.00

Photo No.: 1 | **Date:** 6/15/20

Description:
View of Wetland 1 boundary, taken from Flag WF1-112.

vhb Engineers | Scientists | Planners | Designers

Photographic Log

Client Name: IQHQ | **Site Location:** Alewife Park, Cambridge, MA | **Project No**: 15118.00

Photo No.: 2 | **Date:** 6/15/20

Description:
View of Wetland 2, taken from flag WF2-101.

vhb Engineers | Scientists | Planners | Designers

Photographic Log

Client Name: IQHQ | **Site Location:** Alewife Park, Cambridge, MA | **Project No**: 15118.00

Photo No.: 3 | **Date:** 6/15/20

Description:
View of edge of Wetland 3, taken from flag WF3-120.

vhb Engineers | Scientists | Planners | Designers

Photographic Log

Client Name: IQHQ | **Site Location:** Alewife Park, Cambridge, MA | **Project No**: 15118.00

Photo No.: 4 | **Date:** 6/15/20

Description:
View of Jerry's Pond (Wetland 3), taken from flag WF3-120, looking south towards Ringe Avenue.

vhb Engineers | Scientists | Planners | Designers

Photographic Log

Client Name: IQHQ | **Site Location:** Alewife Park, Cambridge, MA | **Project No**: 15118.00

Photo No.: 5 | **Date:** 6/15/20

Description:
View of forested portion of Wetland 3.

vhb Engineers | Scientists | Planners | Designers

Photographic Log

Client Name: IQHQ | **Site Location:** Alewife Park, Cambridge, MA | **Project No**: 15118.00

Photo No.: 6 | **Date:** 3/17/20

Description:
View of the southeast corner of Jerry's Pond (Wetland 3), looking east along Ringe Avenue. A dominance of woody invasive species can be seen near the water's edge.

vhb Engineers | Scientists | Planners | Designers

Photographic Log

Client Name: IQHQ | **Site Location:** Alewife Park, Cambridge, MA | **Project No**: 15118.00

Photo No.: 7 | **Date:** 3/17/20

Description:

View of the southern Bank of Jerry's Pond (Wetland 3), looking east along Ringe Avenue. A dominance of woody invasive species can be seen near the water's edge.

vhb Engineers | Scientists | Planners | Designers

Photographic Log

Client Name: IQHQ | **Site Location:** Alewife Park, Cambridge, MA | **Project No**: 15118.00

Photo No.: 8 | **Date:** 3/17/20

Description:

Looking south along the eastern Bank of Jerry's Pond (Wetland 3). Area is charactertized by invasive species, remnant concrete structures, and trash/debris.

Attachment D
Resource Area Forms

- BVW Delineation Forms
- Detailed Wildlife Habitat Assessment

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **IQHQ-Alewife, LLC** Prepared by: **VHB** Project location: **Alewife Park, Cambridge** DEP File #: _____

Check all that apply: ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

☑ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

☐ Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: **WF 3-138** Transect Number: **Upgradient** Date of Delineation: **15-Jun-20**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
Tree Layer					
Norway maple	*Acer platanoides*	38.0%	39.4%	yes	UPL
cottonwood	*Populus deltoides*	38.0%	39.4%	yes	FAC*
black locust	*Robinia pseudoacacia*	20.5%	21.2%	yes	FACU
Sapling Layer					
none					
Shrub Layer					
black locust	*Robinia pseudoacacia*	20.5%	50.0%	yes	FACU
common buckthorn	*Rhamnus cathartica*	20.5%	50.0%	yes	FACU
Climbing Woody Vine					
Oriental bittersweet	*Celastrus orbiculata*	10.5%	50.0%	yes	FACU
poison ivy	*Toxicodendron radicans*	10.5%	50.0%	yes	FAC*
Ground Cover					
none					

Remarks:

Morphological Adaptations: 0 **Description:**

* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL.

Vegetation conclusion: Non-wetland

Number of dominant wetland indicator plants: 2 **Number of dominant non-wetland indicator plants: 5**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

If vegetation alone is presumes adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? ☑ yes ☐ no

title/date: **Interim Soil Survey of Middlesex County - 1991 (Maps - 1989)**

map number:

soil type mapped: **Urban land, wet substratum**

hydric soil inclusions:

Are field observations consistent with soil survey? ☑ yes ☐ no

Remarks: Signs of prior disturbance evident around Jerry's Pond, a former excavated clay pit

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	0-8	10YR 2/2	dk. brown topsoil, loamy sand
B	8-16+	7.5YR 4/4	fine sand, no redox features

Remarks:

3. Other:

Conclusion: Is soil hydric? ☐ yes ☑ no

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated:
- ☐ Depth to free water in observation hole:
- ☐ Depth to soil saturation in observation hole:
- ☐ Water marks:
- ☐ Drift Lines:
- ☐ Sediment deposits:
- ☐ Drainage patterns in BVW:
- ☐ Oxidized rhizoshperes:
- ☐ Water-stained leaves:
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other):
- ☐ Other:

Vegetation and Hydrology Conclusion for Upgradient of WF 3-138	**yes**	**no**
Number of wetland indicator plants >= number of non-wetland plants		**X**
Wetland hydrology present:		
hydric soils present		**X**
other indicators of hydrology present		**X**
Sample location is in a BVW		**X**

Submit this form with the Request for Determination of Applicability or Notice of Intent

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **IQHQ-Alewife, LLC** Prepared by: **VHB** Project location: **Alewife Park, Cambridge** DEP File #: _____

Check all that apply:
- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☑ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: **WF 3-138** Transect Number: **Downgradient** Date of Delineation: **15-Jun-20**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
Tree Layer					
cottonwood	*Populus deltoides*	63.0%	85.7%	yes	FAC*
gray birch	*Betula populifolia*	10.5%	14.3%	no	FAC*
Sapling Layer					
none					
Shrub Layer					
glossy buckthorn	*Rhamnus frangula*	63.0%	55.0%	yes	FAC*
common buckthorn	*Rhamnus cathartica*	38.0%	33.2%	yes	FACU
red cedar	*Juniperus virginiana*	10.5%	9.2%	no	FACU
white pine	*Pinus strobus*	3.0%	2.6%	no	FACU
Climbing Woody Vine					
none					
Ground Cover					
none					

Remarks:

Morphological Adaptations: 0 **Description:**

* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL.

Vegetation conclusion: Wetland

Number of dominant wetland indicator plants: 2 **Number of dominant non-wetland indicator plants: 1**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes

If vegetation alone is presumes adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? ☑ yes ☐ no

title/date: **Interim Soil Survey of Middlesex County - 1991 (Maps - 1989)**

map number:

soil type mapped: **Urban land, wet substratum**

hydric soil inclusions:

Are field observations consistent with soil survey? ☑ yes ☐ no

Remarks:

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	0-4	10YR 2/2	dk. brown topsoil, sandy loam
B1	4-10	2.5Y 5/2	loamy sand with
		10YR 2/1	5% reductions and
		7.5YR 4/6	10% concentrations
B2	10-18+	2.5Y 4/2	sandy loam with
		7.5YR 4/6	10% concentrations

Remarks: Clay lenses in subsoil

3. Other:

Conclusion: Is soil hydric? ☑ yes ☐ no

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated:
- ☐ Depth to free water in observation hole:
- ☐ Depth to soil saturation in observation hole:
- ☐ Water marks:
- ☐ Drift Lines:
- ☐ Sediment deposits:
- ☐ Drainage patterns in BVW:
- ☐ Oxidized rhizoshperes:
- ☐ Water-stained leaves:
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other):
- ☐ Other:

Vegetation and Hydrology Conclusion for Downgradient of WF 3-138	**yes**	**no**
Number of wetland indicator plants >= number of non-wetland plants	**X**	
Wetland hydrology present:		
hydric soils present	**X**	
other indicators of hydrology present		**X**
Sample location is in a BVW	**X**	

Submit this form with the Request for Determination of Applicability or Notice of Intent

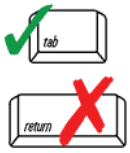
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Wildlife Habitat Protection Guidance

Appendix B: Detailed Wildlife Habitat Evaluation

Part 1. Summary Sheet

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Jerry's Pond
Project Name

1R - 3R Alewife Brook Parkway Cambridge, MA
Location

463 linear feet (lf)
Size of Area Being Impacted

11/17/23
Date

Impact Areas (linear feet, square feet, or acres for each of the impact areas within the site)

Name	Waterbody/ Waterway	Wetland	Upland*	Total Area
1. Jerry's Pond Bank	463 LF			
2.				
3.				
4.				
5.				
6.				
7.				

*Riverfront Area/BLSF

Attach Sketch map and/or photos of the Impact Areas

Narrative Description of Site (attach separate page if necessary)

Jerry's Pond is an approximately 4 acre anthropogenic pond with narrow areas of BVW associated with the bank, and a larger area of BVW in the northwest corner which is periodically flooded. The surrounding BVW is a forested wetland.

Certification

I hereby certify that this project has been designed to avoid, minimize, and mitigate adverse effects on wildlife habitat, and that it will not, following two growing seasons of project completion and thereafter, substantially reduce its capacity to provide important wildlife habitat functions.

Signature of Wildlife Specialist (per 310 CMR 10.60 (1) (b))

Christopher Wagner
Typed or Printed Name

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Wildlife Habitat Protection Guidance

Appendix B: Detailed Wildlife Habitat Evaluation

Part 2. Field Data Form (for each wetland or non-wetland resource area)

I. General Information

Jerry's Pond
Project Location (from NOI page 1)

Jerry's Pond Bank
Impact Area (number/name)

March 16, 2021 and March 22, 2021
Date(s) of Site Visit(s) and Data Collection

Sunny
Weather Conditions During Site Visit (if snow cover, include depth)

Christopher Wagner — 11/17/23
Person completing form per 310 CMR 10.60(1)(b) — Date this form was completed

The information on this data sheet is based on my observations unless otherwise indicated

Signature

II. Site Description (complete A or B under Classification - see instructions for full description)

A. Classification

1. For Wetland Resource Areas, complete the following:

System: Palustrine — Subsystem:

Class: Unconsolidated Shore — Subclass: Vegetated

Hydrology/Water Regime

- ☐ Permanently flooded
- ☐ Saturated
- ☐ Intermittently exposed
- ☐ Temporarily flooded
- ☐ Semi-permanently flooded
- ☒ Intermittently flooded
- ☐ Seasonally flooded
- ☐ Artificially flooded

2. For Riverfront or Bordering Land Subject to Flooding Resource Areas, complete the following. Use a terrestrial classification system such as one of the two listed below:
   a. "Classification of the Natural Communities of Massachusetts (Draft)" by Patricia C. Swain and Jennifer B. Kearsley, MA DFW NHESP, Westborough, MA. July 2000. (Department of Fish & Game Website)
   b. "New England Wildlife: Habitat, Natural History, and Distribution" by Richard M. DeGraaf and Deborah D. Rudis, USDA Forest Service, Northeastern Forest Experiment Station. General Technical Report NE-108. August 1992. 491 pages.

Community Name

Vegetation Description

Physical Description

Wildlife Habitat Protection Guidance

Appendix B: Detailed Wildlife Habitat Evaluation

Part 2. Field Data Form (continued)

B. Inventory (Plant community)

% Cover:	Trees (> 20')	Shrubs (< 20')	Woody vines	Mosses	Herbaceous
	73.5	114.5			

Plant Lists (species that comprise 10% or more of the vegetative cover in each strata; "*" designates a dominant plant species for the strata):

Strata	Plant Species	Strata	Plant Species
Tree	Populus deltoides		
Tree	Betula populifolia		
Shrub	Rhamnus frangula		
Shrub	Rhamnus cathartica		
Shrub	Juniperus virginiana		
Shrub	Pinus strobus		

C. Inventory (Soils)

Urban Land, Wet substratum
Soil Survey Unit

Drainage Class

Sandy Loam
Texture (upper part)

Depth

Depth to Water Table

III. Important Habitat Features (complete for all resource areas)

If the following habitat characteristics are present, describe & quantify them on a separate sheet & attach.

Wildlife Food

Important Wetland/Aquatic Food Plants (smartweeds, pondweeds, wild rice, bulrush, wild celery)

☐ Abundant ☐ Present ☒ Absent

Important Upland/Wetland Food Plants (hard mast and fruit/berry producers)

☐ Abundant ☐ Present ☒ Absent

Shrub thickets or streambeds with abundant earthworms (American woodcock)

☐ Present ☒ Absent

Shrub and/or herbaceous vegetation suitable for veery nesting

☐ Present ☒ Absent

Wildlife Habitat Protection Guidance

Appendix B: Detailed Wildlife Habitat Evaluation

Part 2. Field Data Form (continued)

Number of trees (live or dead) > 30" DBH: 0

Number (or density) of Standing Dead Trees (potential for cavities and perches):

6-12" dbh	12-18" dbh	18-24" dbh	> 24" dbh

Number of Tree Cavities in trunks or limbs of:

6-12" diameter (e.g., tree swallow, saw whet owl, screech owl, bluebird, other songbirds)

12-18" diameter (e.g., hooded merganser, wood duck, common goldeneye, mink)

>18" diameter (e.g., hooded merganser, wood duck, common goldeneye, common merganser, barred owl, mink, raccoon, fisher)

Small mammal burrows

☐ Abundant ☐ Present ☒ Absent

Cover/Perches/Basking/Denning/Nesting Habitat

☐ Dense herbaceous cover (voles, small mammals, amphibians & reptiles)

☐ Large woody debris on the ground (small mammals, mink, amphibians & reptiles)

☐ Rocks, crevices, logs, tree roots or hummocks under water's surface (turtles, snakes, frogs)

☐ Rocks, crevices, fallen logs, overhanging branches or hummocks at, or within 1m above the water's surface (turtles, snakes, frogs, wading birds, wood duck, mink, raccoon)

☐ Rock piles, crevices, or hollow logs suitable for:

☐ otter ☐ mink ☐ porcupine ☐ bear ☐ bobcat ☐ turkey vulture

☒ Live or dead standing vegetation overhanging water or offering good visibility of open water (e.g., osprey, kingfisher, flycatchers, cedar waxwings)

Depressions that may serve as seasonal (vernal/autumnal) pools

☐ Present ☒ Absent

Standing water present at least part of the growing season, suitable for use by

☐ Breeding amphibians ☐ Non-breeding amphibians (foraging, re-hydration)

☐ Turtles ☐ Foraging waterfowl

Sphagnum hummucks or mats, moss-covered logs or saturated logs, overhanging or directly adjacent to pools of standing water in spring (four-toed salamander)

☐ Present ☒ Absent

Wildlife Habitat Protection Guidance

Appendix B: Detailed Wildlife Habitat Evaluation

Part 2. Field Data Form (continued)

Important habitat characteristics (if present, describe and quantify them on a separate sheet)

Medium to large (> 6"), flat rocks within a stream (cover for stream salamanders and nesting habitat for spring & two-lined salamanders)

☐ Present ☒ Absent

Flat rocks and logs on banks or within exposed portions of streambeds (cover for stream salamanders and nesting habitat for dusky salamanders)

☐ Present ☒ Absent

Underwater banks of fine silt and/or clay (beaver, muskrat, otter)

☐ Present ☒ Absent

Undercut or overhanging banks (small mammals, mink, weasels)

☐ Present ☒ Absent

Vertical sandy banks (bank swallow, kingfisher)

☐ Present ☒ Absent

Areas of ice-free open water in winter

☒ Present ☐ Absent

Mud flats

☐ Present ☒ Absent

Exposed areas of well-drained, sandy soil suitable for turtle nesting

☐ Present ☒ Absent

Wildlife dens/nests (if present, describe & quantify them on the back of this sheet)

Turtle nesting sites

☐ Present ☒ Absent

Bank swallow colony

☐ Present ☒ Absent

Nest(s) present of ☐ Bald Eagle ☐ Osprey ☐ Great Blue Heron

Den(s) present of ☐ Otter ☐ Mink ☐ Beaver

Wildlife Habitat Protection Guidance

Appendix B: Detailed Wildlife Habitat Evaluation

Part 2. Field Data Form (continued)

Project area is within:

☐ 100' of beaver, mink or otter den, bank swallow colony or turtle nesting area

☒ 200' of Great Blue Heron or osprey nest(s)

☐ 1400' of a Bald Eagle nest[1]

Emergent Wetlands (if present, describe & quantify them on a separate sheet)

Emergent wetland vegetation at least seasonally flooded during the growing season (wood duck, green heron, black-crowned night heron, king rail, Virginia rail, coot, etc.)

Flooded > 5 cm	☐ Present	☒ Absent
Flooded > 25 cm (pied-billed grebe)	☐ Present	☒ Absent

Persistent emergent wetland vegetation at least seasonally flooded during the growing season (mallard, American bittern, sora, common snipe, red-winged blackbird, swamp sparrow, marsh wren)

Flooded > 5 cm	☐ Present	☒ Absent
Flooded > 25 cm (least bittern, common moorhen)	☐ Present	☒ Absent

Cattail emergent wetland vegetation at least seasonally flooded during the growing season

Flooded > 5 cm (marsh wren)	☐ Present	☒ Absent
Flooded > 25 cm (least bittern, common moorhen)	☐ Present	☒ Absent

Fine-leafed emergent vegetation (grasses and sedges) at least seasonally flooded during the growing season (common snipe, spotted sandpiper, sedge wren)

Flooded > 5 cm	☐ Present	☒ Absent
Flooded > 25 cm (least bittern, common moorhen)	☐ Present	☒ Absent

IV. Landscape Context

A. **Habitat Continuity** (if present, describe the landscape context on a separate sheet and its importance for area-sensitive species)

Is the impact area part of an emergent marsh at least	1.0 acre in size?	☐ Yes	☒ No
(marsh and waterbirds)	2.0 acres in size?	☐ Yes	☒ No
	5.0 acres in size?	☐ Yes	☒ No
	10.0 acres in size?	☐ Yes	☒ No

[1] 1400 feet is the distance used by NHESP for evaluating potential disturbance impacts on eagle nests under MESA. Keep in mind, however, that this doesn't give jurisdiction within 1400' of an eagle's nest; it only identifies it on the checklist so that adverse effects can be avoided if work in a resource area is within 1400 feet.

Wildlife Habitat Protection Guidance

Appendix B: Detailed Wildlife Habitat Evaluation

Part 2. Field Data Form (continued)

Is the impact area part of a wetland complex at least	2.5 acres in size?	☒ Yes	☐ No
(turtles, frogs, waterfowl, mammals)	5.0 acres in size?	☒ Yes	☐ No
	10.0 acres in size?	☐ Yes	☒ No
	25.0 acres in size?	☐ Yes	☒ No

For upland resource areas is the impact area part of contiguous forested habitat at least

(forest interior nesting birds)	50 acres in size?	☐ Yes	☒ No
	100 acres in size?	☐ Yes	☒ No
	250 acres in size?	☐ Yes	☒ No
	500 acres in size?	☐ Yes	☒ No
(grassland nesting birds)	> 1.0 acre in size?	☐ Yes	☒ No
(special habitat such as gallery floodplain forest, alder thicket, etc.)	> 1.0 acre in size?	☐ Yes	☒ No

B. **Connectivity with adjoining natural habitats**

☒ No direct connections to adjacent areas of wildlife habitat (little connectivity function)

☐ Connectors numerous or impact area is embedded in a large area of natural habitat (limited connectivity function)

☐ Impact area contributes to a limited number of connectors to adjacent areas of habitat (somewhat important for connectivity function)

☐ Impact area serves as *part of* a sole connector to adjacent areas of habitat (important for connectivity function)

☐ Impact area serves as *only* connector to adjacent areas of habitat (very important for connectivity function)

V. Habitat Degradation (describe degradation and wildlife impacts on the back of the sheet)

☒ Evidence of significant chemical contamination

☒ Evidence of significant levels of dumping

☐ Evidence of significant erosion or sedimentation problems

☒ Significant invasion of exotic plants (e.g., purple loosestrife, *Phragmites*, glossy buckthorn)

☒ Disturbance from roads or highways ☒ Other human disturbance

☐ Is the site the only resource area in the vicinity of an otherwise developed area

Note: These are not the only important habitat features that may be observed on a site. If the wildlife specialist identifies other features they should be noted in the application.

Wildlife Habitat Protection Guidance

Appendix B: Detailed Wildlife Habitat Evaluation

Part 2. Field Data Form (continued)

VI. Quantification Table for Important Habitat Characteristics

Habitat Characteristic	Amount Impacted in Impact Area	Current (entire site)	Post-Construction (entire site)
Example: standing dead trees 6-12” dbh	4	12	8
Trees with 6"+ DBH	8	498	490
Standing dead tree	2	2	0
Snag in pond	1	1	1

Attachment E
Invasive Species Management Documentation

kzla

Jerry's Pond
Invasive species management
28 November 2023

Known/observed terrestrial invasive species to be on site:

- *Acer platanoides*, Norway maple
- *Ailanthus altissima,* tree of heaven
- *Alliaria petiolate,* garlic mustard
- *Celastrus orbiculatus*, oriental bittersweet
- *Chelidonium majus,* celandine
- *Fallopia japonica,* Japanese knotweed
- *Frangula alnus*, glossy buckthorn
- *Lonicera spp.,* honeysuckle
- *Phragmites australis,* common reed
- *Robinia pseudoacacia,* black locust
- *Rosa multiflora*, multiflora rose

Invasive species within limits-of-work (LOW) as defined on the plan set shall be removed and the areas revegetated with species native to Massachusetts, as appropriate to landscape conditions.

Summary of management methods for Invasive Species, includes species which have not been directly observed on site, but are common to this type of landscape:

Common Name	**Scientific Name**	**Method**
Autumn Olive	*Elaeagnus umbellata*	Manual - seedlings hand pulled, plants resprout vigorously when cut without use of herbicide; Chemical - Cut-paint stem and apply Glyphosate 20%-50% solution immediately
Chinese Wisteria	*Wisteria sinensis*	Manual - plants can be hand-pulled
Common Buckthorn / Glossy Buckthorn	*Rhamnus cathartica / Frangula alnus*	Manual - Small plants can be hand-pulled, weed wrench used for larger plants; Chemical - Cut-paint stem and apply Glyphosate 20%-50% solution immediately
European Barberry	*Berberis vulgaris*	Manual - hand pulling; Chemical - Cut-paint stem and apply Glyphosate 20%-50% solution immediately

Kyle Zick Landscape Architecture, Inc.

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kzla

Garlic Mustard	*Alliaria officinalis*	Manual - hand pulling
Japanese Barberry	*Berberis thunbergii*	Manual - hand pulling; Chemical - Cut-paint stem and apply Glyphosate 20%-50% solution immediately
Japanese Knotweed	*Fallopia japonica*	Chemical - Foliar treatment apply directly to leaves with Glyphosate 2% solution or Triclopyr 2% solution, Cut-paint stem and apply Glyphosate 20%-50%
Morrow Honeysuckle	*Lonicera morrowii*	Chemical - Cut-paint stem and apply Glyphosate 20%-50% solution immediately
Mugwort	*Artemisia vulgaris*	Mechanical - mowing
Multiflora Rose	*Rosa multiflora*	Manual - Small plants can be hand-pulled, weed wrench used for larger plants; Chemical - Cut-paint stem and apply Glyphosate 20%-50% solution immediately
Oriental Bittersweet	*Celastrus orbiculatus*	Manual - Hand-pulling young plants; Chemical - Cut-paint stem and apply Glyphosate 20%-50% solution immediately
Tree of Heaven	*Ailanthus altissima*	Manual - Hand pulling: pull very young seedlings; Chemical - Cut-paint stem and apply Glyphosate 20%-50% solution immediately

Recommendations provided courtesy of Mass Audubon.

The contractor intended to complete the work – SumCo EcoContracting, LLC of Peabody, MA – is a specialist in ecosystem restoration and will address invasive species on a case-by-case basis of condition and apply the best treatment method.

Attachment F
Stormwater Report (Bound Separately)

Attachment G
Project Plans (Bound Separately)