

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Parcel Address(s): 36-64 Whittemore Avenue

Base Zoning District(s): SD-3

Overlay Zoning District(s): Floodplain and Parkway

Applicant Name: IQHQ-Alewife LLC

Applicant Address: 674 Via De La Valle, Suite 206, Solana Beach, CA 92075

Contact Information: David Surette 617-314-7906

Name Telephone #

dsurette@iqhqreit.com

Email Address

Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.

List all requested special permit(s) (with reference to zoning section numbers):

Zoning Section	Requested Special Permit
6.108	Special Permit for Modification of Bicycle Parking Requirements
20.70	Floodplain Overlay District Special Permit

Denote other City of Cambridge Board/Commission Review Needed:

☐ Board of Zoning Appeal (Variances) ☒ Conservation Commission ☐ Historical Commission

Denote applicable Committee Review and Public Outreach:

☐ Central Square Advisory Committee ☐ Harvard Square Advisory Committee ☐ Community Meeting(s)

Signature of Applicant

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

36-64 Whittemore Avenue
DIMENSIONAL FORM

Project Address:

Date: March 17, 2025

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	407,421 SF		407,421 SF	
Total Gross Floor Area (sq ft)	0 SF	47,000 SF*	600 SF	
Residential Uses	N/A	N/A	N/A	
Non-Residential Uses	0 SF	47,000 SF*	600 SF	
Total Floor Area Ratio (FAR)	0	No FAR limit	0.0015	
Residential Uses	0	N/A	0	
Non-Residential Uses	0	No FAR limit	0.0015	
Total Dwelling Units	0	N/A	0	
Total Stories Above Grade	0		1	
Max. Height – Residential (ft)	0	55'	N/A	
Max. Height – Non-Residential (ft)	0	55'	15' 2"	
Front Yard Setback(s) (ft)*	0	50'	407 ⁽¹⁾	
Side Yard Setback(s) (ft)*	0	50'	95 ⁽²⁾	
Rear Yard Setback(s) (ft)*	0	50'	335 ⁽³⁾	
Total Open Space (% of Lot Area)**	100	20	100	
Private Open Space	All open space is private but accessible by public.	0	All open space is private but accessible by public.	
Permeable Open Space	5,666 SF		392,920 SF	
Publicly Beneficial Open Space				
Off-Street Parking Spaces	0	0	0	
Long-term Bicycle Parking Spaces	0	2 ⁽⁴⁾	0	
Short-term Bicycle Parking Spaces	0	8 ⁽⁵⁾	18	
Loading Bays	0	0	0	

*Indicate all applicable setbacks. Make sure distances match the submitted site plans.

**Refer to Open Space definitions in Article 2.000 and Open Space provisions in Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.

Use space below and/or attached pages for additional notes:

* PB387 included 735,500 SF out of allowable 782,500 SF for the entire subject property. This special permit application is for a portion of the subject property, thus applying the unused square footage as "Allowable".

(1) Front Yard Setback is measured from Rindge Avenue.

(2) Rear Yard Setback is measured to the north edge of Project boundary.

(3) Side Yard Setback is measured from the east edge of Project boundary near linear path.

(4) Long-term Bicycle Parking Spaces are calculated based on the boardwalk, pedestrian and bicycle path area included in the Project Site. This area within the Project boundary is 44,795 SF which results in 2 spaces required per Article 6 Section 107.2, Category N5 and Article 6 Section 107.4.

(5) Short-term Bicycle Parking Spaces are calculated based on the boardwalk, pedestrian and bicycle path area included in the Project Site. This area within the Project boundary is 44,795 SF which results in 8 spaces required per Article 6 Section 107.3, Category N3 and Article 6 Section 107.4.

OWNERSHIP CERTIFICATE

Project Address: 36-64 Whittemore Avenue

Date: March 14, 2025

To be completed by the Property Owner:

I hereby authorize the following Applicant: IQHQ-Alewife LLC

at the following address: 201 Washington Street #3920, Boston, MA 02108

to apply for a special permit for:

on premises located at: 36-64 Whittemore Avenue

for which the record title stands in the name of: IQHQ-Alewife LLC

whose address is: 674 Via De La Valle, Suite 206, Solana Beach, CA 92075

by a deed duly recorded in the:

Registry of Deeds of County: S. Middlesex Book: 75297 Page: 443

OR Registry District of the Land Court,

Certificate No.: 273807 Book: 1560 Page: 192


Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

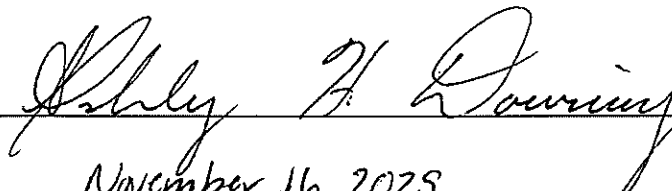
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named David Surrette personally appeared before me,

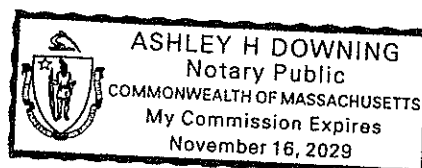
on the month, day and year March 17, 2025 and made oath that the above statement is true

Notary:



My Commission expires:

November 16, 2029



FEE SCHEDULE

Project Address: 36-64 Whittemore Avenue

Date: March 14, 2025

The Applicant must provide the full fee (by check made to City of Cambridge) with the Special Permit Application. The required fee is the larger of the following amounts:

- (a) The fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area noted in the Dimensional Form.
- (b) The fee is one thousand dollars (\$1,000.00) if Flood Plain Special Permit is sought as part of the Application and the amount determined above is less than \$1000.
- (c) The fee is one hundred fifty dollars (\$150.00) if the above amounts are less than \$150.

Fee Calculation

(a) Proposed Gross Floor Area (SF) in Dimensional Form:	600	× \$0.10 =	\$60
(b) Flood Plain Special Permit fee		:	1000.00
(c) Minimum Special Permit fee		:	150.00
SPECIAL PERMIT FEE		Enter Largest of (a), (b), and (c):	\$1,060

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Project Narrative

This is an application for a Flood Plain Overlay District Special Permit, pursuant to Article 20.70 of the Cambridge Zoning Ordinance, for certain improvements to the area around Jerry’s Pond in the Alewife neighborhood of Cambridge, MA (the “Project”). IQHQ-Alewife, LLC (the “Applicant”) proposes to develop pedestrian paths, boardwalks, an Ecological Center and other improvements as further described below in the area surrounding Jerry’s Pond (the “Project Site”).

The Project Site is an approximately nine (9) acre natural area that includes the water feature referred to as “Jerry’s Pond.” The Project Site is bounded by Edward J. Samp Field, Russell Field Playground and Comeau Field to the east, Rindge Avenue to the south, property abutting Alewife Brook Parkway to the west, and the Applicant’s Alewife Park project to the north.

The Project is part of the extensive mitigation and public benefits package included in the Alewife Park project and is a condition of the Project Review Special Permit and Flood Plain Overlay District Special Permit approved by the Planning Board for the Alewife Park Project on May 10, 2022 (Special Permit Case Number 387).

PB-387 facilitated transforming an underutilized site that was previously an industrial campus into a mixed-use “village” that includes new laboratory/office buildings, improvements to existing structures, and a new parking structure. That project modernizes the site and enhances connectivity and public amenities in the surrounding area.

The Project is a community benefit to be constructed outside of the Alewife Park Project Site. The Applicant committed to improving the Jerry’s Pond Commitment area as a condition of the Special Permit.

1.1 Project Overview

The Applicant proposes to improve public access around Jerry’s Pond with raised boardwalk style pedestrian paths and viewing stations off the boardwalk (please refer to the attached graphics package for both illustrative plans and detailed plans). At Rindge Avenue, a new boardwalk with viewing stations is proposed. Access to the walkways and boardwalks outside of the proposed gates is permitted at all hours, day and night. Access is available from dusk to dawn for walkways and boardwalks located inside the gates. The Proponent reserves the right to keep the gates closed during inclement weather.

The Project includes:

- › Providing new, raised boardwalk style pedestrian circulation on the east side of the pond at the water's edge to the MBTA headhouse and allow for views of the pond. The new boardwalk will have downlighting to illuminate the path of travel – to be Night Sky compliant and to not disturb adjacent habitat - as well as security "blue lights."
- › Locating benches in bump outs off the boardwalk and providing areas to sit and view the pond.
- › Installing an eastern pedestrian path with multiple connections to the Linear Path.
- › Providing access improvements near the Route 16 sidewalk by providing a meandering pedestrian path approximately 10' east of the existing sidewalk. The new path will be an irregular serpentine layout to avoid existing trees.
- › Providing an open-air, roofed Ecological Center pavilion for youth and community learning on the eastern boardwalk of the Project Site. The pavilion is designed for ecological education and community gatherings. Its main goal is to provide a place for local youth and the community to learn about environmental issues while promoting better access to the natural resources near Jerry's Pond. Key features of the pavilion include its open layout, which offers shelter from the weather while still connecting users to the natural surroundings.
- › Designing the Ecological Center design to include an outdoor grill for community use by reservation. To manage events, the community will be able to reserve the grill through a reservation system. This ensures that the pavilion remains accessible to the community while serving its purpose as a public space for education and community gatherings.
- › Providing a seating area adjacent to the playground in Russell Field with benches and picnic tables.
- › Constructing a new boardwalk north of Rindge Avenue with a green planting strip for new trees and native plantings.
- › Accommodating a 10' bidirectional sidewalk along Rindge Avenue.
- › Planting seven (7) new trees along the southern sidewalk of Rindge Avenue.
- › Installing 18 short-term bicycle parking spaces (8 more than required pursuant to Section 6).

IQHQ's maintenance contractor, CBRE, will use on site personnel and third-party service providers to maintain the boardwalks, pathways, bicycle racks, communal garden, and Eco Pavilion and grills, through the different seasons. This includes, but is not limited to: snow, ice, debris removal, replace broken racks, etc. Additionally, the Proponent's maintenance contractor, CBRE, will use third-party service providers to maintain the "natural areas" as needed. This includes trash removal, pruning, and other miscellaneous upkeep.

1.2 Zoning Conformance

The Project Site is located in the Special District-3 (SD-3) Zoning District, and portions of the Project are located within the Parkway Overlay District and the Flood Plain Overlay District. The portion of the Project Site located in the Flood Plain Overlay District is located within the limits of the Special Flood Hazard Area designated Zone AE according to the Middlesex County Flood Insurance Rate Map (Map Panel 25017C0419E, effective date 6/4/2010) with a base flood elevation of +7 NAVD88 (+18.76 Cambridge City Base) and is subject to the Floodplain Overlay District requirements set forth in Article 20.70 of the Ordinance.

1.2.1 Criteria for Approval of a Floodplain Overlay District Special Permit

Pursuant to Section 20.75 of the Zoning Ordinance, the Planning Board shall grant a special permit for development in the Flood Plain Overlay District if the Board finds that such development has met all of the criteria set forth in Section 20.75 and the criteria specified in Section 10.43. As set forth below, the Project meets the criteria set forth in Section 20.75 and Section 10.43.

1.2.2 Section 10.43 Criteria for Approval

Pursuant to Section 10.43 of the Ordinance, a Special Permit will normally be granted where the specific provisions of the Ordinance set forth below are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest.

1.2.2.1 Section 10.43 (a): The requirements of the Ordinance can or will be met.

With the requested Special Permit, the Project meets all of the requirements of the Ordinance.

1.2.2.2 Traffic generated or patterns of access or egress will not cause congestion, hazard, or substantial change in established neighborhood character.

The Project is not expected to generate new traffic and thus is not expected to cause congestion, hazard, or substantial change in established neighborhood character. In terms of pedestrian access, the Project is expected to result in neighborhood benefits.

1.2.2.3 The continued operation of or the development of adjacent uses as permitted in the Ordinance will not be adversely affected by the nature of the proposed use for the following reasons.

The Project's proposed use, as a community benefit project, is expected to have a positive impact on adjacent uses, both private and public.

1.2.2.4 Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.

The Project is not expected to create either any nuisances or hazards. The Project will be maintained by the Proponent.

1.2.2.5 For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance for the following reasons:

The Proponent believes that the Project will improve the integrity of the district and that the Project is consistent with the intent and purpose of the Ordinance.

1.2.2.6 The new use or building construction is consistent with the Urban Design Objectives set forth in Section 19.30 of the Ordinance.

The Proponent believes that the Project is consistent with the Urban Design Objectives. While this Project does not create habitable spaces, the Project improves pedestrian and bicycle access, provides mitigation to the flood plain, creates access to landscaped areas and green space, has thoughtful lighting design created to minimize light pollution, provides for additional plantings of trees and shrubs, makes no new demands upon the municipal water and sewer system, and provides a new open space activity zone for the public.

1.2.3 Section 20.75 Criteria for Approval

1.2.3.1 Section 20.75.1: No filling or other encroachment shall be allowed in Zone A areas or in the floodway which would impair the ability of these Special Flood Hazard Areas to carry and discharge flood waters, except where such activity is fully offset by stream improvements such as, but not limited to, flood water retention systems as allowed by applicable law.

The Project is not located in Zone A; however, the Project is partially located in Zone AE and is subject to Conservation Commission review. The Project and its impacts within the Special Flood Hazard Area were reviewed by the Conservation Commission and the Commission issued an Order of Conditions for certain work to be performed for this Project on March 18, 2024 (DEP File No. 123-322) (the "Order of Conditions"). As detailed in the filing submitted by the Applicant to the Conservation Commission as part of the Notice of Intent, the Project more than fully offsets the capacity of the flood plain as it is designed to provide an additional approximately 4,300 cubic foot increase of flood plain capacity.

1.2.3.2 Section 20.75.2: Displacement of water retention capacity at one location shall be replaced in equal volume at another location on the same lot, on an abutting lot in the same ownership, on a noncontiguous lot in the same ownership, or in accordance with the following requirements.

All displaced capacity is replaced (with surplus as outlined in 1.2.3.1) on the same parcel.

1.2.3.3 Section 20.75.3: All flood water retention systems shall be suitably designed and located so as not to cause any nuisance, hazard, or detriment to the occupants of the site or abutters. The Planning Board may require screening, or landscaping of flood water retention systems to create a safe, healthful, and pleasing environment.

The Project has been designed to not cause any nuisance, hazard, or detriment to the Project Site or abutters. The Project includes robust landscaping to create a safe, healthful and pleasing environment. The graphics package attached to this application provides both illustrative plans and detailed plans.

1.2.3.4 Section 20.75.4: The proposed use shall comply in all respects with the provision of the underlying zoning district, provisions of the State Building Code, Wetlands Protection Act, and any other applicable laws.

The Project is designed to comply with applicable zoning, State Building Code, Wetlands Protection Act and other applicable laws.

1.2.3.5 Section 20.75.5: Applicants for development in the Alewife area shall be familiar with area-specific and general city-wide land use plans and policy objectives (e.g. Concord-Alewife Plan, A Report of the Concord Alewife Planning Study, November 2005; Toward a Sustainable Future, Cambridge Growth Policy, 1993, Update, 2007; Section 19.30 - Urban Design Objectives of this Zoning Ordinance) and shall demonstrate how their plan meets the spirit and intent of such documents in conjunction with the requirements of this Section 20.70 - Flood Plain Overlay District and Sections 20.90 and 20.1100, as applicable.

The Project has undergone extensive agency and community feedback and meets the spirit and intent of the referenced documents by complying with Wetlands Protection Act requirements as well as providing public access to a privately-owned open space.

1.2.3.6 Section 20.75.6: The requirement of Section 20.74(3) has been met.

The Cambridge Conservation Commission reviewed and approved this Project earlier in 2024. The DEP File number is 123-322 and the Order of Conditions was issued on March 18, 2024.

1.2.4 Section 6.103.1 – Applicability of Bicycle Parking Requirements

1.2.4.1 Article 6, Section 103.1

The Project provides 18 short-term bicycle parking spaces which exceeds the amount of bicycle parking required pursuant to Section 6.103.1 of the Zoning Ordinance.

Pursuant to Section 6.103.1 of the Zoning Ordinance, the Bicycle Parking requirements provided in Article 6 apply to “[t]he construction of a new building or establishment of a new open-air use on a lot.” The amount of bicycle parking required under Article 6 is determined based on the proposed use as set forth in Section 6.107.2 (Schedule of Long-Term Bicycle Parking Requirements) and Section 6.107.3 (Schedule of Short-Term Bicycle Parking

Requirements). In the event of an inconsistency between the Schedules of Bicycle Parking Requirements and Section 6.36 (Schedule of Parking and Loading Requirements), Section 6.36 shall control.

The Project includes a new open-air use as the Jerry’s Pond Project Site will be open to the public during certain times for recreational use. Of the uses listed in Section 6.107.2 and Section 6.107.3, civic use is the use category applicable to the proposed use.

For the purpose of calculating the Bicycle Parking Requirements for the Project, the boardwalk and pedestrian and bicycle paths have been included in the calculation of required bicycle parking. Jerry’s Pond and certain portions of the Project Site that are inaccessible or restricted pursuant to an Activity and Use Limitation affecting the Project Site have been excluded from the calculation of bicycle parking spaces. Based on the foregoing, the bicycle parking calculations are based on an area equal to 44,795 sq. ft.

As a civic use, the Project is in category N5 use pursuant to Section 6.107.2, which requires 0.08 long-term bicycle parking spaces per 1,000 square feet of such use. Additionally, the Project is a category N3 use pursuant to Section 6.107.3, which requires 0.50 short-term bicycle parking spaces per 1,000 square feet. Pursuant to Section 6.107.4 the minimum bicycle parking rate for open-air use shall be applied per 3,000 square feet of land and the combined sum of required long-term bicycle parking and short-term bicycle parking spaces may be provided as short-term bicycle parking.

Pursuant to Section 6.107.1, when the calculation of the required bicycle parking spaces results in a fractional value, such fractional value shall be considered one required Bicycle Parking Space.

Under Article 6, the Project is required to provide 2 long-term bicycle parking spaced $([44,795 \text{ sq. ft.}/3,000 \text{ sq. ft.}] \times 0.08)$ and 8 short-term bicycle parking spaces $([44,795 \text{ sq. ft.}/3,000 \text{ sq. ft.}] \times 0.5)$. Pursuant to Section 6.107.4, the combined sum of required long-term bicycle parking and short-term bicycle parking spaces may be provided as short-term bicycle parking. The Project provides 18 short-term bicycle parking spaces to complement the existing bicycle parking spaces located on City of Cambridge property and MBTA property, as shown on the enclosed plans. The 18 short-term parking spaces are more than the combined sum of 10 bicycle parking spaces required pursuant to Section 6.107.4.

1.3 Agency and Community Outreach

Since January 2021, the Applicant has been engaging closely with the community of North Cambridge, especially with the Whittemore Avenue, Harvey Street, and Rindge Avenue neighborhoods on both the Alewife Park Project and the proposed improvements to Jerry’s Pond included in the Project. The Applicant has held four community wide meetings:

- › January 21, 2021
- › May 26, 2021
- › November 17, 2021
- › September 19, 2024 – Specific to Jerry’s Pond – Held at Rindge Commons North

Visit iqhqcommunityprocess.com to view the recorded virtual early engagement community meeting and other public engagement materials related to the Project.

In addition to the community wide meetings, the Applicant has met regularly with Friends of Jerry’s Pond, Alewife Study Group, Green Cambridge and Mass Audubon from November 2020 to the present.

There have been close to 200 meetings with community members since 2021.

The Project has also been coordinating closely with City agencies, including the Community Development Department (CDD), the Water Department, the Department of Public Works (DPW), and the Traffic and Parking Department (TP&T). Discussions with the staff of City departments have covered a diverse range of topics including urban design and public realm, zoning, circulation and access, infrastructure and utilities, and sustainability and resiliency. Meetings held to date include:

July 14, 2020	Alewife Neighbors Call (Jen Sweet)
November 23, 2020	Alewife Study Group (ASG)/IQHQ Intro call
December 8, 2020	DPW
December 16, 2020	CDD Pre-file Meeting
January 6, 2021	CDD
January 7, 2021	Jerry’s Pond Listening Session; Ocean Institute Rindge Tower Survey presented to IQHQ
January 8, 2021	Jerry’s Pond AUL & Testing with CDD (Kathy Watkins)
January 14, 2021	ASG Community Meeting
January 21, 2021	IQHQ Community Meeting (mailing to approximately 3,000 households and over 200 people attended); content included presentation of Ocean Institute Rindge Tower Survey by Mohahmed Mahamed and Anusha Blum
January 27, 2021	TIS Scope Discussion with CDD (A. Shulman)
February 12, 2021	ASG
February 17, 2021	Project Discussion with CDD
February 18, 2021	Cambridge Guaranteed Income Funder Info Session
March 2, 2021	Cambridge Guaranteed Income Funder Info Session #2
March 19, 2021	ASG
March 26, 2021	Project Review with Cambridge Historical Commission
April 2, 2021	Focused Meeting with CDD to Discuss Article 22
April 2, 2021	ASG
April 12, 2021	Site Plan and Building Design with CDD (Erik T)
April 13, 2021	Alewife Call with CDD (Kathy Watkins)
April 16, 2021	IQHQ/Just A Start Intro
April 16, 2021	ASG

April 23, 2021	ASG – Friends of Jerry’s Pond Plan Presentation
April 25, 2021	IQHQ/Earth Day Event @ Jerry’s Pond
April 28, 2021	Project Discussion with CDD
April 30, 2021	ASG – IQHQ Presentation of Development Site and Jerry’s Pond Plans
May 4, 2021	Meeting with Cambridge Fire Department to Review Project Plan
May 7, 2021	ASG – IQHQ Habitat Assessment Presentation
May 13, 2021	Meeting with Cambridge Green to Discuss Communal Gardens
May 14, 2021	Focused Meeting with DPW
May 14, 2021	ASG – IQHQ Reported Results of Testing Near Pond
May 18, 2021	Focused Meeting with Utilities/Resilience of CDD
May 20, 2021	Focused Meeting with TP&T (Adam Schulman)
May 21, 2021	Focused Meeting with Planning Zoning/Urban Design of CDD
May 21, 2021	ASG – IQHQ Update on Parking, Traffic and Paths
May 22, 2021	IQHQ @ Little League/Youth Soccer
May 24, 2021	Follow-up meeting with Cambridge Fire Department to review Project Plan
May 24, 2021	Focused Meeting with Transportation (Cara Seiderman) of CDD
May 24, 2021	Focus Meeting with Parking and PTDM (Stephanie Groll) of CDD
May 25, 2021	Local Intern Orientation
May 26, 2021	IQHQ Community Meeting #2 (mailing to approximately 3,000 households and over 100 people attended)
June 2, 2021	JAS/IQHQ
June 4, 2021	Mass Audubon/IQHQ
June 4, 2021	ASG
June 9, 2021	Cambridge Joint Bicycle, Pedestrian, Transit Advisory Committee Meeting
June 9, 2021	Meeting with Green Cambridge
June 10, 2021	James Williamson/IQHQ
June 11, 2021	ASG
June 18, 2021	ASG
Week of June 14	IQHQ/Mass Audubon Site Walk/ASG
June 24, 2021	Meeting with Cambridge Arborist
June 25, 2021	ASG
July 8, 2021	Meeting with Audubon and Friends of Jerry’s Pond to discuss the Eco-Center design
July 14, 2021	Meeting with DCR

	Meeting with DPW
July 15, 2021	Meeting with CDD Staff
July 16, 2021	ASG
July 30, 2021	ASG for presentation of community benefits
August 3, 2021	ASG and Friends of Jerry’s Pond to discuss MBTA improvements
August 11, 2021	Meeting with DPW
August 13, 2021	ASG
August 20, 2021	ASG
August 24, 2021	ASG
August 27, 2021	ASG
August 30, 2021	Meeting with DPW
September 2, 2021	Working Session with ASG and Friends of Jerry’s Pond to discuss compensatory flood storage and tree removal
September 8, 2021	ASG
September 15, 2021	Meeting with Green Cambridge
September 17, 2021	ASG
September 27, 2021	Working Session with ASG and Friend’s of Jerry’s Pond to discuss compensatory flood storage and tree removal
September 30, 2021	ASG
October 5, 2021	Meeting with EEA Environmental Justice and MEPA Office
October 21, 2021	Public Meeting to present RAM Plan
October 22, 2021	ASG
October 22, 2021	Site Walk to review NOI
October 25, 2021	Public NOI Conservation Commission Hearing #1
November 8, 2021	Meeting with Just-A-Start
November 10, 2021	Working Session with ASG and Friends of Jerry’s Pond to discuss compensatory flood storage and tree removal
November 12, 2021	ASG
November 17, 2021	Community Meeting #3 (mailing to approximately 3,000 households and approximately 100 people attended)
November 29, 2021	Public NOI Conservation Commission Hearing #2
December 1, 2021	MEPA Virtual Site Consultation
December 5, 2021	ASG Presentation to Community
December 8, 2021	On-site Review of Concerns at Harvey Street with neighbor
December 10, 2021	ASG
December 20, 2021	Public NOI Conservation Commission Hearing #3

January 7, 2021	Jerry's Pond Listening Session; Ocean Institute Rindge Tower Survey presented to IQHQ
January 7, 2021	ASG
January 8, 2021	Jerry's Pond AUL & Testing with CDD (Kathy Watkins)
January 14, 2021	ASG Community Meeting
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August 13, 2021	ASG Meeting
August 20, 2021	ASG Meeting
August 24, 2021	ASG Meeting
August 27, 2021	ASG Meeting
August 30, 2021	Meeting with DPW
September 2, 2021	Working Session with ASG and Friends of Jerry’s Pond to discuss compensatory flood storage and tree removal
September 8, 2021	ASG Meeting
September 15, 2021	Meeting with Green Cambridge
September 17, 2021	ASG Meeting
September 27, 2021	Working Session with ASG and Friend’s of Jerry’s Pond to discuss compensatory flood storage and tree removal
September 30, 2021	ASG Meeting
October 5, 2021	Meeting with EEA Environmental Justice and MEPA Office
October 21, 2021	Public Meeting to present RAM Plan
October 22, 2021	ASG Meeting
October 22, 2021	Site Walk to review NOI
October 25, 2021	Public NOI Conservation Commission Hearing #1
November 8, 2021	Meeting with Just-A-Start
November 10, 2021	Working Session with ASG and Friends of Jerry’s Pond to discuss compensatory flood storage and tree removal
November 12, 2021	ASG-FOJP-IQHQ Meeting

November 17, 2021	Community Meeting #3 (mailing to approximately 3,000 households and approximately 100 people attended)
November 29, 2021	Public NOI Conservation Commission Hearing #2
December 1, 2021	MEPA Virtual Site Consultation
December 5, 2021	ASG Presentation to Community
December 8, 2021	On-site Review of Concerns at Harvey Street with neighbor
December 10, 2021	ASG
December 20, 2021	Public NOI Conservation Commission Hearing #3
January 12, 2022	Presentation of Jerry's Pond plan to Committee on Public Planting (CPP)
January 14, 2022	ASG- FOJP-IQHQ Meeting
January 21, 2022	ASG - FOJP - IQHQ - Cambridge TP&T Meeting
February 4, 2022	ASG Meeting
February 18, 2022	ASG Meeting
February 25, 2022	ASG Meeting
March 4, 2022	ASG Meeting
March 11, 2022	ASG Meeting
March 18, 2022	ASG Meeting
March 25, 2022	ASG Meeting
April 1, 2022	ASG Meeting
April 22, 2022	ASG Meeting
May 13, 2022	ASG Meeting
June 3, 2022	ASG Meeting
June 24, 2022	ASG-FoJP-IQHQ
July 13, 2022	Alewife On Site Pathway Walk with ASG and FoJP
July 21, 2022	IQHQ/CDD- Alewife Park decision discussion with IQHQ team
July 22, 2022	ASG-FoJP-IQHQ
July 26, 2022	Alewife Pedestrian Path Site Walk - DCR/IQHQ
August 19, 2022	ASG-FoJP-IQHQ
September 9, 2022	ASG-FoJP-IQHQ
September 30, 2022	ASG_FoJP_IQHQ Meeting
October 6, 2022	IQHQ/CDD - Alewife Park Site Overview
October 28, 2022	ASG_FoJP_IQHQ
November 18, 2022	ASG_FoJP_IQHQ
December 16, 2022	ASG_FoJP_IQHQ
January 27, 2023	ASG Meeting
February 15, 2023	IQHQ/DPW Meeting
March 1, 2023	ASG_FoJP_IQHQ
March 24, 2023	IQHQ Meeting with Deputy City Manager
March 31, 2023	ASG_FoJP_IQHQ
April 21, 2023	ASG_FoJP_IQHQ
May 19, 2023	ASG_FoJP_IQHQ

June 6, 2023	IQHQ/TP&T Linear Park Coordination follow up
June 16, 2023	ASG Meeting
June 29, 2023	IQHQ/TP&T Meeting on Spur Path
July 19, 2023	Jerry's Pond Discussion with Councilor Carlone
July 20, 2023	Jerry's Pond/Cambridge/DCR - Compensatory Storage Area Access Plan
July 28, 2023	ASG Meeting
August 2, 2023	Jerry's Pond/Cambridge/DCR - Compensatory Storage Area Access Plan
August 24, 2023	IQHQ/DPW Jerry's Pond Discussion
August 31, 2023	ASG to Present Jerry's Pond Comments
September 7, 2023	IQHQ-TP&T Rindge Ave/Comeau Field Improvements - Complete Design Package for Review
September 8, 2023	IQHQ/CDD/ConComm - Tenting Along Linear Park Property Line
September 14, 2023	IQHQ/CDD/ConComm - Tenting and Tree Protection
September 15, 2023	ASG Meeting
September 21, 2023	Jerry's Pond - IQHQ & Councilor Carlone
September 21, 2023	IQHQ/TP&T - Linear Park Coordination
September 22, 2023	IQHQ Mass Audubon Jerry's Pond discussion
October 11, 2023	Green Cambridge / IQHQ
October 12, 2023	Jerry's Pond IQHQ Mass Audubon Zoom Meeting
October 13, 2023	ASG Meeting
October 13, 2023	IQHQ/DCR Jerry's Pond - Intersection of Alewife Brook Parkway and Rindge Avenue
October 19, 2023	IQHQ/DPW Jerry's Pond Meeting
October 23, 2023	IQHQ/ConComm - Jerry's Pond permitting process coordination meeting with IQHQ
November 3, 2023	IQHQ/ConComm/DPW/TP&T - Jerry's Pond discussion with IQHQ (presentation attached)
November 10, 2023	ASG Meeting
November 13, 2023	IQHQ/TP&T Garden Spur Update
December 4, 2023	IQHQ/DPW - Jerry's Pond - Floating Wetlands
December 8, 2023	Jerry's Pond with ASG
December 20, 2023	ASG - Jerry's Pond
January 5, 2024	Jerry's Pond - ASG Meeting
January 11, 2024	Jerry's Pond - ASG Site Walk
February 2, 2024	ASG Meeting
February 8, 2024	IQHQ/ConComm - Jerry's Pond Site Walk with IQHQ
February 9, 2024	ASG Meeting
February 16, 2024	ASG Meeting
February 28, 2024	Jerry's Pond/DPW/DCR - Compensatory Storage Area Access Plan
March 5, 2024	IQHQ/TP&T - Linear Park Progress Check in w/ IQHQ

March 8, 2024	IQHQ x Green Cambridge: Tree Nursery
March 25, 2024	IQHQ Mass Audubon Zoom Meeting
April 2, 2024	ASG Meeting
April 11, 2024	IQHQ/DPW Jerry's Pond - Tree Removal
May 3, 2024	ASG Meeting
May 29, 2024	IQHQ/ConComm Jerry's Pond - Compensatory Storage Excavation Walkthrough
June 7, 2024	ASG Meeting
June 25, 2024	IQHQ/TP&T - Linear Park Check-in
July 12, 2024	ASG Meeting
July 17, 2024	IQHQ/CDD - Jerry's Pond Improvements - floodplain overlay special permit discussion w/ IQHQ
Thursday, August 22, 2024	Open-Table at Fresh Pond Apartments Community Day
September 4, 2024	Green Cambridge / IQHQ Check-In
September 13, 2024	ASG Meeting
October 29, 2024	IQHQ/DPW - Alewife Park - SWCP, Special Permit Condition & Whittemore Utilities
November 22, 2024	ASG Meeting
December 3, 2024	Mass Audubon Meeting

The Project Team welcomes the input of the City and the Project's neighbors, and will continue to meet with community members and groups, such as the Alewife Study Group, as the Project moves through the special permit application review process and development.