



HALEY & ALDRICH, INC.
465 Medford St.
Suite 2200
Boston, MA 02129
617.886.7400

20 January 2021
File No. 135145-002

Cambridge Conservation Commission
147 Hampshire Street
Cambridge, Massachusetts 02139

Attention: Jennifer Letourneau

Subject: Request for Determination of Applicability
Proposed Subsurface Explorations
Proposed Alewife Park
62 Whittemore Avenue and One Alewife Center
Cambridge, Massachusetts

Ladies and Gentlemen:

On behalf of our client, IQHQ-Alewife, LLC (IQHQ), Haley & Aldrich, Inc. (Haley & Aldrich) is submitting this Request for Determination of Applicability (RDA) associated with proposed subsurface explorations for design and engineering planning purposes at the above-referenced Proposed Alewife Park located at 62 Whittemore Avenue and One Alewife Center in Cambridge, Massachusetts (the "site"). The location of the site is shown on Figure 1.

This RDA is submitted to the Cambridge Conservation Commission under the Massachusetts Wetland Protection Act (WPA) and its implementing regulations (310 CMR 10.00). A copy of the WPA Form 1 is included in Appendix A and has been provided to the Massachusetts Department of Environmental Protection – Northeast Regional Office. The Applicant is seeking a Negative Determination of Applicability authorizing test boring explorations within areas present below floodplain elevation 18.76 CCB and for limited surface water and sediment sampling within Jerry's Pond. Data collected from the proposed explorations will be used by project engineers *for design and engineering planning purposes*. No other work beyond that described herein is proposed at this time. Additional details are provided below.

Following conversations with Ms. Jennifer Letourneau of the Cambridge Conservation Commission, we understand a Request for Determination of Applicability containing associated WPA Form 1, site information, proposed scope narrative, exhibits and plans will be required for Commission review for the explorations at the proposed Alewife Park site.

Work Area Description

The subject properties consist of approximately 25.6 acres of land at 62 Whittemore Avenue and 134 Alewife Brook Parkway and a 1-acre property known as One Alewife Center. There are currently nine inter-connected buildings on the 62 Whittemore Avenue property used for as office and research and development spaces and a single four-story building on the One Alewife Center property used for offices. Areas not occupied by the buildings include asphalt-paved driveways, sidewalks, landscaped areas, and undeveloped wooded areas. Jerry's Pond, a manmade water body, is located on the southern portion of the property between the MBTA headhouse and Rindge Avenue. The area of the proposed explorations is located within the limits of an Activity and Use Limitation (AUL) related to RTN 3-0277, as shown on the attached Figures 2 and 3. The work will be conducted in accordance with provisions of the AUL. In addition, drilling of boreholes less than 12-inches in diameter or less are not subject to the City of Cambridge Asbestos Protection Ordinance.

Supporting Information

Refer to Appendix A for the completed MassDEP WPA Form 1 - Request for Determination of Applicability. An attachment to Form 1 provided details on the proposed explorations. Appendix B provides the City of Cambridge Assessing Department Parcel Block Map for Block 269 and the City of Cambridge Property map for 36-64 Whittemore Avenue (One Alewife Center). Appendix C includes photos of the areas of proposed explorations.

Closing

We appreciate your consideration and review of this Request for Determination of Applicability. If you wish to discuss the information provided herein or require additional information, please do not hesitate to contact the undersigned.

Sincerely yours,
HALEY & ALDRICH, INC.



Kenneth N. Alepidis, P.G. (NH)
Senior Technical Specialist



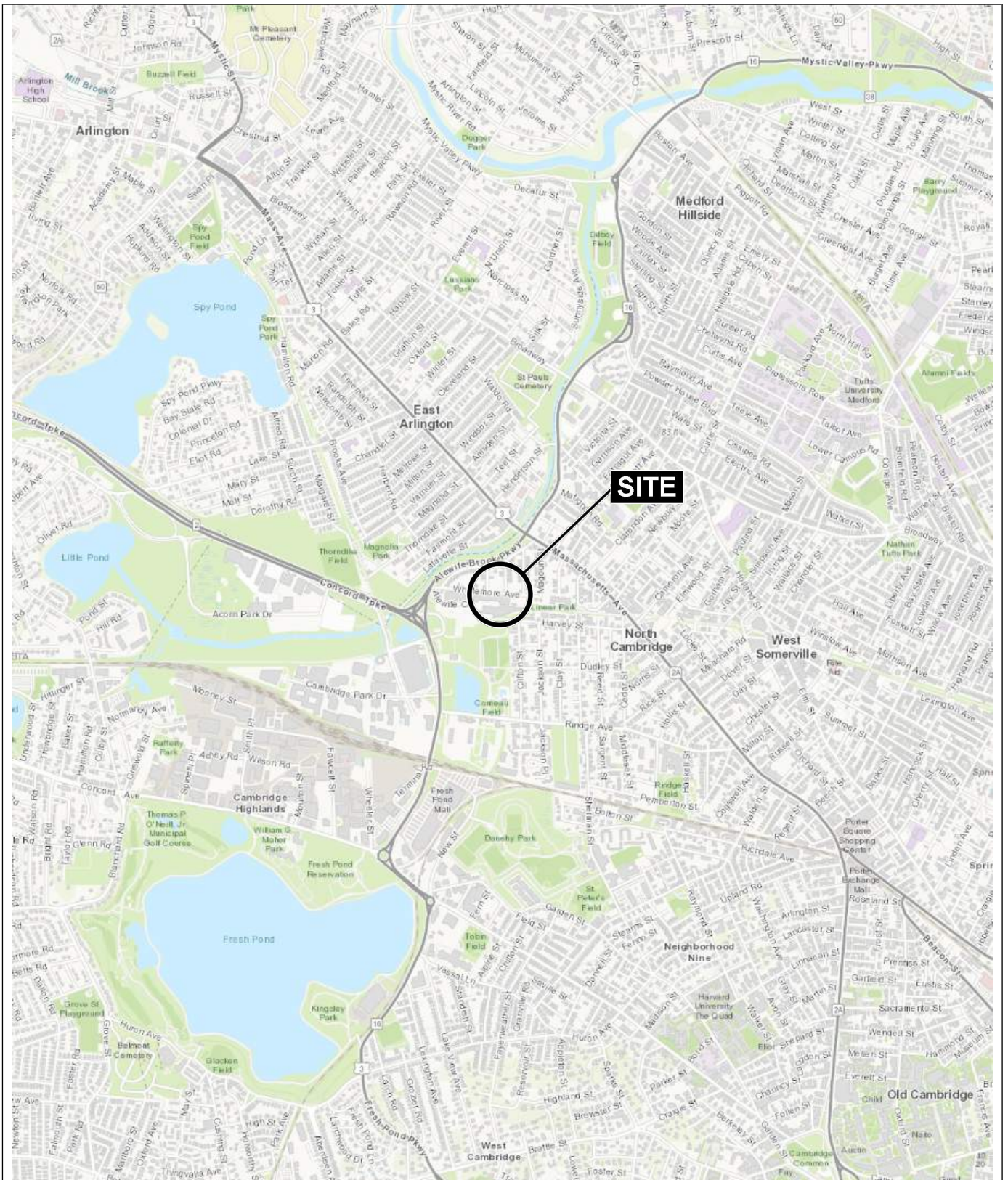
Jennifer L. Sweet, P.E. (MA), LSP
Program Manager

Enclosures:

Figure 1	Project Locus
Figure 2	Conceptual Site and Subsurface Exploration Location Plan
Figure 3	Proposed Surface Water and Sediment Sampling Locations
Appendix A	MassDEP WPA Form 1 – Request for Determination of Applicability
Appendix B	Plans
Appendix C	Photolog

\\haleyaldrich.com\share\CF\Projects\135145\002\Cons Comm\text\2021-0114-HAI-Alewife Park-Cons Comm RDA-F.docx

FIGURES



MAP SOURCE: ESRI

SITE COORDINATES: 42°23'55"N, 71°8'14"W

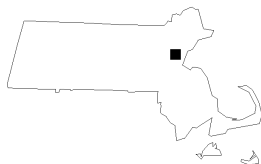
**HALEY
ALDRICH**

ONE ALEWIFE CENTER
62 WHITTEMORE AVENUE
CAMBRIDGE, MASSACHUSETTS

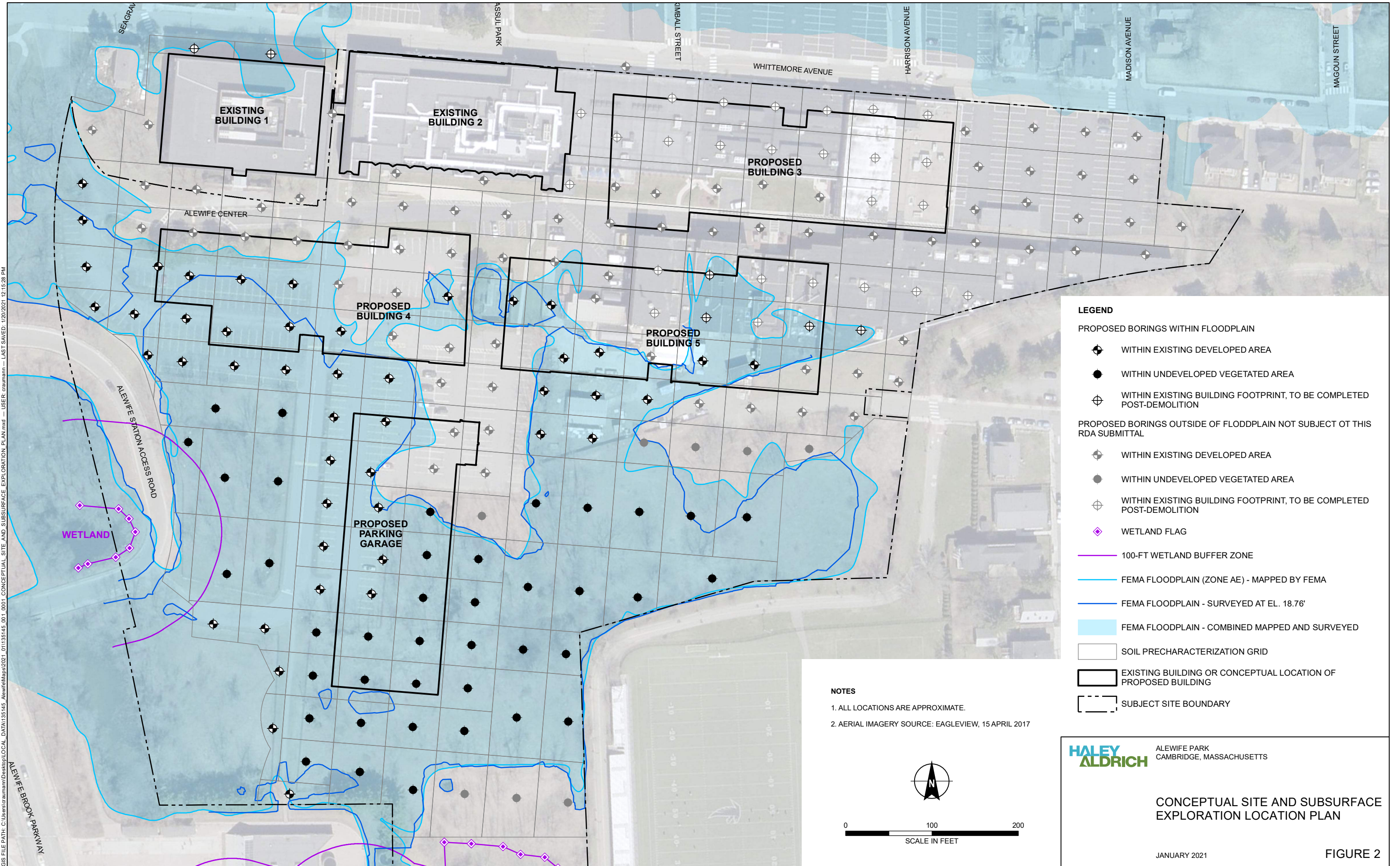
PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
JANUARY 2021

FIGURE 1



C:\Users\craumann\Desktop\LOCAL_DATA\135145_001_0001_CONCEPTUAL_SITE_AND_SUBSURFACE_EXPLORATION_PLAN.mxd - USER: craumann - LAST SAVED: 1/20/2021 12:15:28 PM



LEGEND

PROPOSED BORINGS WITHIN FLOODPLAIN

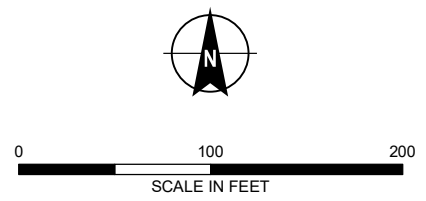
- ◆ WITHIN EXISTING DEVELOPED AREA
- WITHIN UNDEVELOPED VEGETATED AREA
- ⊕ WITHIN EXISTING BUILDING FOOTPRINT, TO BE COMPLETED POST-DEMOLITION

PROPOSED BORINGS OUTSIDE OF FLOODPLAIN NOT SUBJECT OF THIS RDA SUBMITTAL

- ◆ WITHIN EXISTING DEVELOPED AREA
- WITHIN UNDEVELOPED VEGETATED AREA
- ⊕ WITHIN EXISTING BUILDING FOOTPRINT, TO BE COMPLETED POST-DEMOLITION
- ◆ WETLAND FLAG
- 100-FT WETLAND BUFFER ZONE
- FEMA FLOODPLAIN (ZONE AE) - MAPPED BY FEMA
- FEMA FLOODPLAIN - SURVEYED AT EL. 18.76'
- FEMA FLOODPLAIN - COMBINED MAPPED AND SURVEYED
- SOIL PRECHARACTERIZATION GRID
- EXISTING BUILDING OR CONCEPTUAL LOCATION OF PROPOSED BUILDING
- SUBJECT SITE BOUNDARY

NOTES

- ALL LOCATIONS ARE APPROXIMATE.
- AERIAL IMAGERY SOURCE: EAGLEVIEW, 15 APRIL 2017

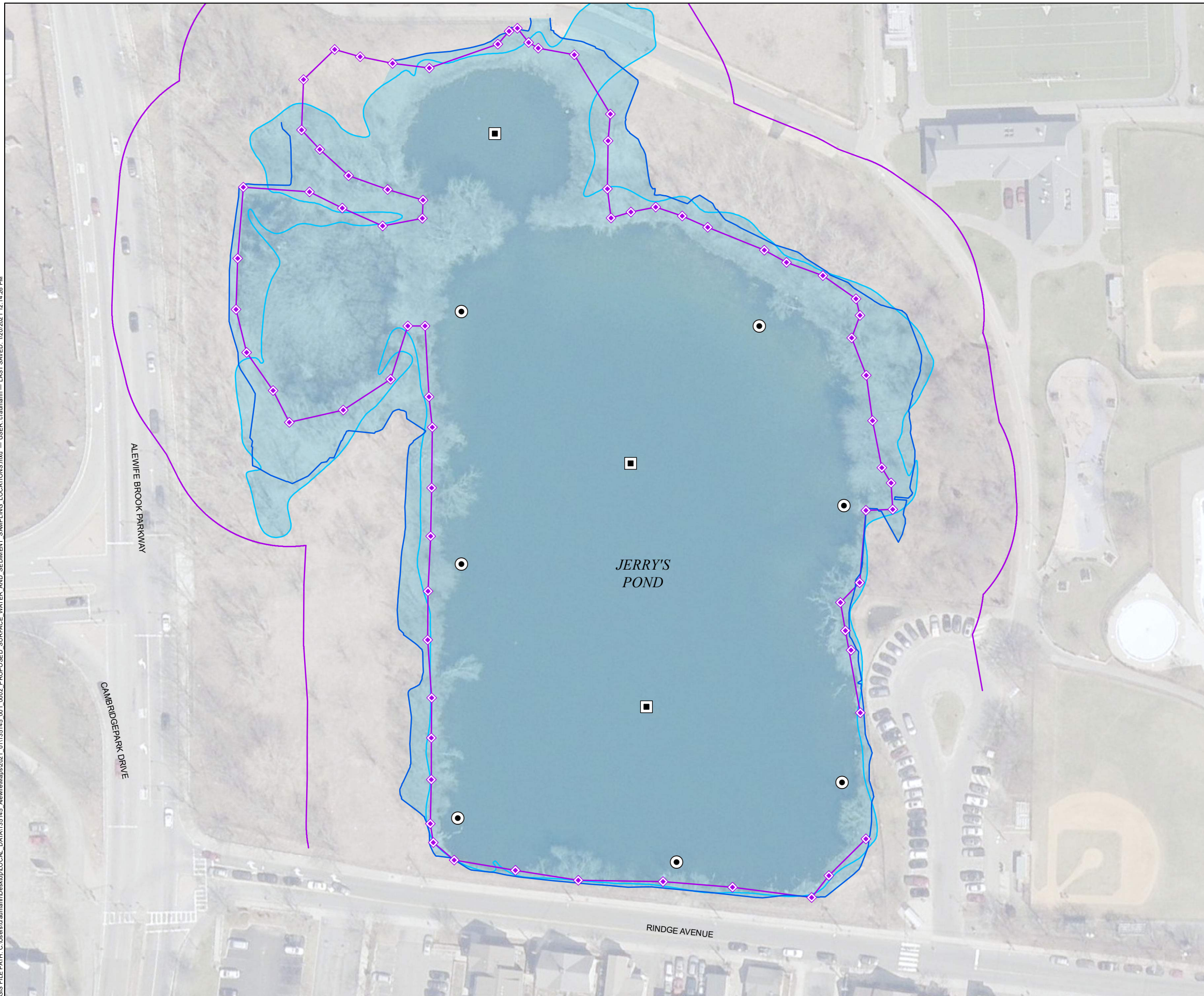


HALEY ALDRICH ALEWIFE PARK
CAMBRIDGE, MASSACHUSETTS









CONCEPTUAL SITE AND SUBSURFACE EXPLORATION LOCATION PLAN

JANUARY 2021 FIGURE 2

GIS FILE PATH: C:\Users\craumann\Desktop\LOCAL_DATA\135145_AlewifPark\01_0002_PROPOSED_SURFACE_WATER_AND_SEDIMENT_SAMPLING_LOCATIONS.mxd — USER: craumann — LAST SAVED: 1/20/2021 12:14:26 PM

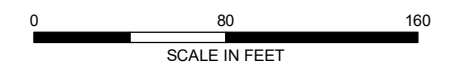


LEGEND

-  PROPOSED SEDIMENT SAMPLING LOCATION
-  PROPOSED SEDIMENT AND SURFACE WATER SAMPLING LOCATION
-  WETLAND FLAG
-  100-FT WETLAND BUFFER ZONE
-  FEMA FLOODPLAIN (ZONE AE) - MAPPED BY FEMA
-  FEMA FLOODPLAIN - SURVEYED AT EL. 18.76'
-  FEMA FLOODPLAIN - COMBINED MAPPED AND SURVEYED
-  SUBJECT SITE BOUNDARY

NOTES

1. ALL LOCATIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: EAGLEVIEW, 15 APRIL 2017



ALEWIFE PARK
CAMBRIDGE, MASSACHUSETTS

**PROPOSED SURFACE WATER AND
SEDIMENT SAMPLING LOCATIONS**

JANUARY 2021

FIGURE 3

APPENDIX A

MassDEP WPA Form 1 – Request for Determination of Applicability



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:

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



1. Applicant:

<u>IQHQ-Alewife, LLC</u>		<u>dsurette@iqhqreit.com</u>
Name		E-Mail Address
<u>201 Washington Street, Suite 3920</u>		
Mailing Address		
<u>Boston</u>	<u>MA</u>	<u></u>
City/Town	State	Zip Code
<u>617-314-7906 (David Surette as Contact)</u>		<u></u>
Phone Number		Fax Number (if applicable)

2. Representative (if any):

<u>Haley & Aldrich, Inc.</u>		
Firm		
<u>Jennifer Sweet</u>		<u>jsweet@haleyaldrich.com</u>
Contact Name		E-Mail Address
<u>465 Medford Street, Suite 2200</u>		
Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02129</u>
City/Town	State	Zip Code
<u>617-886-7400</u>		<u></u>
Phone Number		Fax Number (if applicable)

B. Determinations

1. I request the Cambridge Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>62 Whittemore Ave., One Alewife Ctr</u>	<u>Cambridge</u>
Street Address	City/Town
<u>Parcel Block Map 269</u>	<u>Lot Number 131</u>
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

The area of the proposed test boring explorations is located within the existing developed northern portion of the proposed Alewife Park property located at 62 Whittemore Avenue and One Alewife Park. Proposed explorations are planned within existing building footprints, at proposed future building area footprints located in existing asphalt paved areas, and in landscaped or wooded areas present on the property. Additional sediment and surface water sampling is proposed within Jerry's Pond, located at the undeveloped southern portion of the property.

See Figure 1 for a Project Locus. Figures 2 and 3 show the limits of the 100 and 500-yr FEMA flood zones proposed work at the proposed work areas.

c. Plan and/or Map Reference(s):

<u>Parcel Block Map 269, City of Cambridge Assessing Department</u>	<u>2019</u>
Title	Date
<u>Conceptual Site and Subsurface Exploration Location Plan , Figure 2, Haley & Aldrich, Inc. Figure 3.</u>	<u>January 2021</u>
	Date
<u>Property Map for 36-64 Whittemore Avenue</u>	<u>5 June 2019</u>
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

The Applicant is seeking a Negative Determination of Applicability authorizing explorations within areas present below floodplain elevation 18.76 CCB and within Jerry's Pond. Data collected from the proposed explorations will be used by project engineers for design and engineering planning purposes. See attachment for more details.



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The Applicant is seeking a Negative Determination of Applicability authorizing explorations within areas present below floodplain elevation 18.76 CCB and within Jerry's Pond. We believe a Negative Determination is applicable as the proposed explorations will be used by project engineers for design and engineering planning purposes.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

IQHQ-Alewife, LLC

Name

201 Washington Street, Suite 3920

Mailing Address

Boston

City/Town

MA

State

02108

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

David Surette

Signature of Applicant

1/20/21

Date

Signature of Representative (if any)

Date

WPA Form 1 – Request for Determination of Applicability

Section C. Project Description

2.a. Work Description

continuation of Page 2 of 4

The objectives of the planned work proposed as part of this RDA submission is to characterize geologic and groundwater conditions, as well as soil, sediment, and surface water quality for design and engineering planning purposes to support future property development. As discussed below, the planned test boring exploration program includes vehicle-mounted exploration equipment to complete soil borings located both within and outside of the mapped and/or surveyed areas present below floodplain elevation 18.76 CCB. Test boring explorations are not currently planned within the 100 ft wetland buffer or within the bordering vegetative wetlands resource boundaries/areas present on the property. Limited surface water and sediment sampling is proposed within Jerry's Pond, located at the southern portion of the property.

The proposed explorations are illustrated on Figures 2 and 3 which also shows existing site conditions, limits of the mapped and surveyed areas present below floodplain El. 18.76, bordering vegetated wetlands areas, and other site details. Further information on the program is described below. Test boring exploration locations proposed outside of the floodplain resource area are not subject to this submission are shown for your reference and included for completeness purposes.

Test Boring Explorations

Up to ninety-three (93), 3 to 6-in diameter test borings are planned to be completed in an approximate 50-ft by 50-ft grid pattern across the proposed development area, as shown on Figure 2. Proposed explorations are planned within existing building footprints but will not be conducted until the buildings have been demolished, at proposed future building area footprints located in existing asphalt paved areas, and in landscaped or wooded areas present on the property. Note that actual exploration locations will be adjusted in the field to minimize potential impacts to the site, to avoid existing structures, and to avoid trees or other vegetation present.

- Approximately fifty-three (53) of the test boring explorations are present within existing asphalt paved parking lot areas of the property (see Photo 1). These explorations are anticipated to be drilled and sampled to approximate depths of 5 to 50-ft. using a rubber tire truck mounted drill rig. For these pavement locations, the drill rig and associated support vehicles will travel on existing travel lanes and parking spaces within the paved parking lot and will conduct the drilling while positioned on existing pavement.
- Approximately forty (40) of the proposed test boring explorations are planned for areas which are not located within paved areas (see Photo 2). In these areas, proposed explorations are anticipated to be drilled using a low ground pressure rubber track all-terrain vehicle (ATV) mounted drill rig in order to limit ground disturbance with minimal compression or rutting. The drill rig will travel along paved areas, remaining on asphalt to the extent possible before accessing non-paved areas to reach the proposed locations.

It is not anticipated that existing trees will be damaged or removed to access these proposed test boring locations. If softer soils are observed, the use of matting material (swamp mats or plywood) or other best management practices would be evaluated to create a more stable access road to the proposed off-pavement exploration locations. If necessary, the drill rig would remain staged on the mats or plywood while conducting the drilling, or when pivoting or turning the equipment. The equipment would then use the same path when exiting the non-paved area.

- Following completion of the sampling at each boring, soil cuttings will be used to backfill the boreholes to the extent practical up to approximate 1 ft depth below existing ground surface. Sand will be used to backfill the remaining depth to the ground surface. If excess soil remains which cannot be returned back into the borehole, the soil will be placed in drums for offsite management. In limited locations, test borings may be completed as an observation well. The observation wells will be completed with either

flush mounted road boxes (in paved areas) or steel standpipes extending 2 to 4 ft above ground surface (in non-paved areas).

Jerry's Pond Explorations

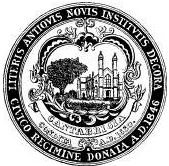
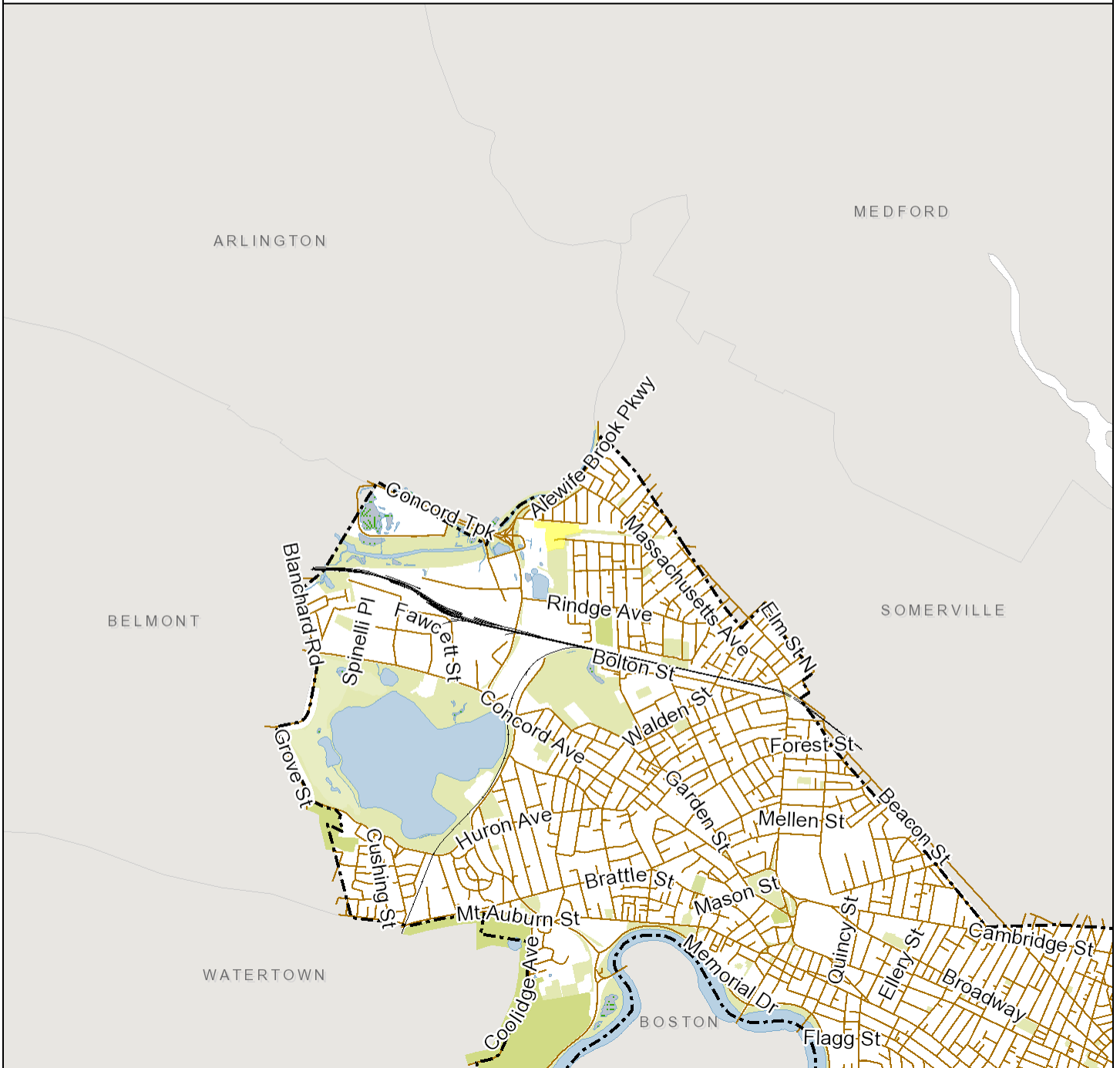
Up to 10 sediment sampling locations and 3 surface water samples are proposed within Jerry's Pond. Jerry's Pond is a manmade water body, created as a result of clay mining activities in the mid-1800's. There is no inflow or outflow of water to Jerry's Pond with the exception of stormwater runoff from the nearby City playing fields and parking area to the east.

Up to 7 sediment sample locations are proposed at shallow areas along the Pond's shoreline, where approximate 1 to 2 ft surface water depth is present. The 3 remaining proposed sampling locations are present in the deeper sections of the Pond, where both sediment and surface water samples will be collected. Sampling will be conducted either by accessing proposed locations from the shore on foot, or by using a small boat from the pond surface. The boat and associated safety and sampling equipment will be hand-carried through the wooded area surrounding the pond to the water's edge, minimizing any potential disturbance or impact to the floodplain and bordering vegetive wetlands areas. The sampling will be conducted as follows:

- Surface water samples will be collected by either grabbing sample volume mid-column using a bottle sampler or with a peristatic-type pump.
- Sediment samples will be collected by hand methods to approximately 4-in. depth from the sediment surface. Sediment collection methods will be determined according to field conditions (water depths, sediment consistency, etc.), and may include the use of a hand auger, core tube sampler, or petite ponar-type sample dredge. The surface water depth will be measured at each sampling location.

APPENDIX B

Plans



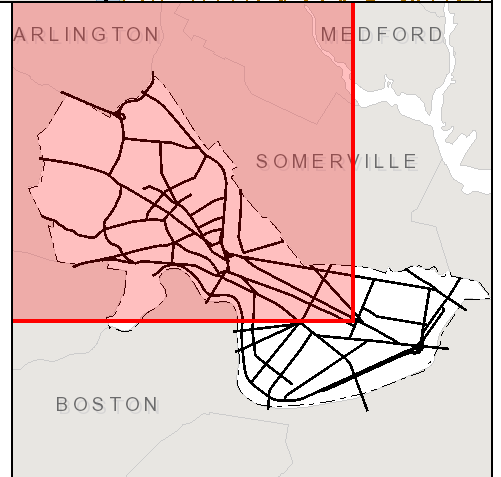
City of Cambridge
Massachusetts

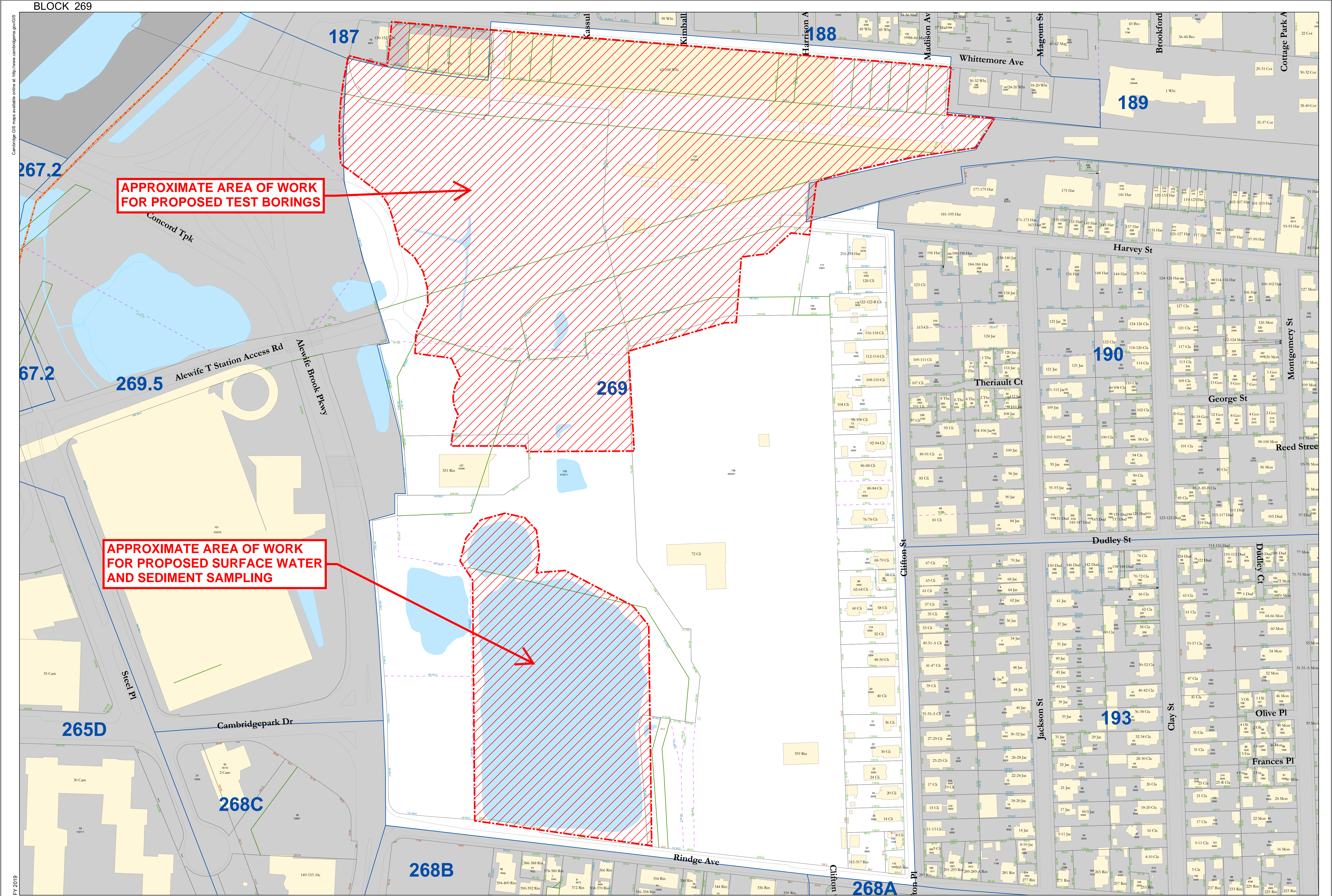
1" = 3219 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Rail
- Road Centerline Cityscale
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





APPROXIMATE AREA OF WORK FOR PROPOSED TEST BORINGS

APPROXIMATE AREA OF WORK FOR PROPOSED SURFACE WATER AND SEDIMENT SAMPLING



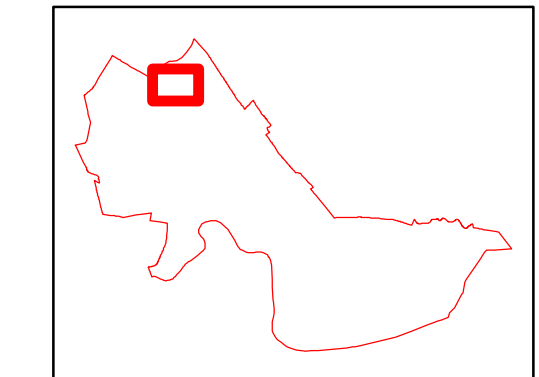
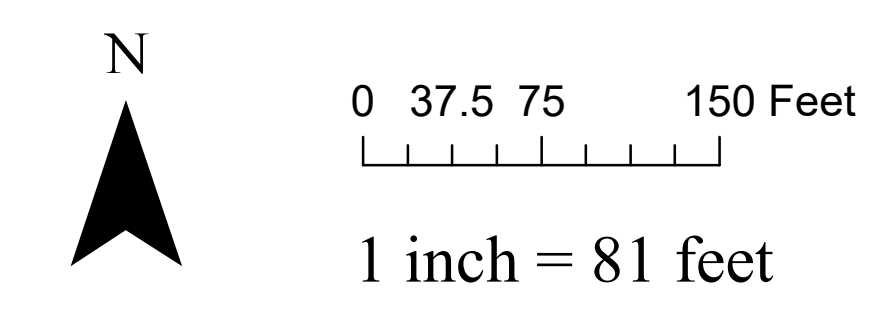
City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- Easement
- City Boundary
- Railway

10 Lot Number 100 Parcel size in Sq. Ft.
 269 Block Number 44.0LC Land Court Dimension
 10 Cam Street Number 65.0 Survey Dimensions
 (125.0) Deed Dimension

DISCLAIMER:
 All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2019 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
 The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
269

Cambridge GIS maps available online at: <http://www.cambridgegis.gov/GIS>

FY 2019

APPENDIX C

Photolog

Alewife Park
Cambridge, Massachusetts

