

Alewife Park

Cambridge, MA

PREPARED FOR

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

PREPARED BY



99 High Street
10th Floor
Boston, MA 02110

January 2021



January 20, 2021

Ref: 14968.01

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

Re: ANRAD Filing, Alewife Park

Dear Ms. Patel and Commissioners,

On behalf of the Applicant, IQHQ-Alewife, LLC, VHB is submitting the attached Abbreviated Notice of Resource Area Delineation (ANRAD) for two parcels at Alewife Park (1R-3R Alewife Brook Parkway and 36-64 Whittemore Ave) in Cambridge, MA (the Site) as shown on the existing conditions plans included as part of this submission. Wetland resource areas on or near the Site were delineated on June 15, 2020, in accordance with the Massachusetts Wetlands Protection Act, MGL c.131, §40 (WPA) and its implementing regulations, 310 CMR 10.00. A description of the site conditions and the wetland resource areas on or near the Site can be found in the narrative that accompanies this filing.

In compliance with the WPA, notice of this ANRAD will be provided to abutters by certified mail with a return receipt requested.

A check made payable to the City of Cambridge in the amount of \$1,012.50 has been mailed to the Conservation Commission for payment of the town's share of the state filing fee. A check made payable to the Commonwealth of Massachusetts in the amount of \$987.50 has been sent directly to the Department of Environmental Protection Lock Box for payment of the state's share of this filing fee.

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

Engineers | Scientists | Planners | Designers

Purvi Patel, Chair
Ref: 14968.01
January 20, 2021
Page 2



If you have any questions or need any additional information, please feel free to contact me at (617) 607-2653 or via email at cwagner@vhb.com.

Regards,

A handwritten signature in blue ink, appearing to read "Christopher J. Wagner".

Christopher J. Wagner, PWS
Senior Environmental Scientist

cc: DEP Northeast Regional Office
IQHQ-Alewife, LLC



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- Figure 2 – Aerial Map
- Figure 3 – NHESP Map
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Abbreviated Notice of Resource Area Delineation (ANRAD) Forms

-
- WPA Form 4A
 - Wetland Fee Transmittal Form
 - Copy of Filing Fee Checks

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4A

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1250748
City/Town:CAMBRIDGE

Abbreviated Notice of Resource Area Delineation
Massachusetts Wetlands Protection Act M.G.L. c 131. § 40

A. General Information

1. Project Location:

a. Street Address 1R-3R ALEWIFE BROOK PARKWAY & 36-64 WHITTEMORE AVE
b. City/Town CAMBRIDGE c. Zip Code 02140
d. Latitude 42.39696 N e. Longitude 71.13943 W
(e.g. 41.01981) (e.g. 71.3241)
f. Map/Plat # 269 g. Parcel/Lot # 131 & 135

2. Applicant:

Individual Organization

a. First Name b. Last Name
c. Organization IQHQ-ALEWIFE, LLC
d. Mailing Address 201 WASHINGTON STREET, #3920
e. City/Town BOSTON f. State MA g. Zip Code 02108
h. Phone Number i. Fax j. Email

3. Property Owner:

More than one owner

a. First Name b. Last Name
c. Organization IQHQ-ALEWIFE, LLC
d. Mailing Address 201 WASHINGTON STREET, #3920
e. City/Town BOSTON f. State MA g. Zip Code 02108
h. Phone Number i. Fax j. Email

4. Representative:

a. First Name CHRISTOPHER b. Last Name WAGNER
c. Organization VANASSE HANGEN BRUSTLIN, INC.
d. Mailing Address 101 WALNUT STREET
e. City/Town WATERTOWN f. State g. Zip Code 02472
h. Phone Number 16176072653 i. Fax j. Email CWagner@VHB.com

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

a. Total Fee Paid \$ 2000.00 b. State Fee Paid \$ 987.50 c. City/Town Fee Paid \$ 1012.50

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 1485

Linear Feet of Boundary Delineated

2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:

- a. MassDEP BVW Field Data Form (attached)
b. Other Methods for Determining the BVW boundary (attach documentation):

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1250748
 City/Town:CAMBRIDGE

Abbreviated Notice of Resource Area Delineation

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

1. 50% or more wetland indicator plants
2. Saturated/inundated conditions exist
3. Groundwater indicators
4. Direct observation
5. Hydric soil indicators
6. Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries are delineated:

INLAND BANK	1285
a. Resource Area	b. Linear Feet Delineated
ISOLATED LAND SUBJECT TO FLOODING	370
c. Resource Area	d. Linear Feet Delineated

C. Additional Information

Application must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details.

1. ANRAD (Delineation Plans only)
2. 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 filters may omit this item.)
3. Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW)(and/or other resource areas, if applicable).
4. List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
EXISTING CONDITIONS PLAN	FELDMAN LAND SURVEYORS		1/20/2021	1"=20'

□ **Massachusetts Department of Environmental Protection**
Bureau of Resource Protection - Wetlands
WPA Form 4A

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1250748
City/Town:CAMBRIDGE

Abbreviated Notice of Resource Area Delineation

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

D. Signatures and Submittal Requirements

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

David Surette

1. Signature of Applicant

1/19/2021

2. Date

3. Signature of Property Owner(if different)

Christopher J. Vignone

4. Date

1/20/2021

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

Other:

If the applicant has checked a box in any part of Section C, 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 Abbreviated Notice of Resource Area Delineation.

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 4A

ANRAD Wetland Fee Transmittal Form

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

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1250748

City/Town:CAMBRIDGE

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see instructions and Wetland Fee Transmittal Form)

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.

Fees

The fee is calculated as follows for each resource area delineation included in the ANRAD (check applicable project type):

Bordering Vegetated Wetland:

1. Single family house project

a. linear feet	x \$2.00 =	b. Total fee to exceed \$200
1485	2.00	2970.00

2. All other projects

a. linear feet	x \$2.00 =	b. Total fee to exceed \$200

Other resource area (e.g. Bank, Riverfront area, etc.):

3. Single family house project

	\$	\$
--	----	----

4. All other projects

a. linear feet	x \$2.00 =	b. Total fee to exceed \$200
1655	\$2.00	\$3310.00
a. linear feet	x \$2.00 =	b. Total fee to exceed \$200

Total Project Fee (not to exceed \$200 for projects on single-family house lots and not to exceed \$2,000 for all other projects): \$2000.00

5. Total fee
State share of filing fee (*): \$987.50

6. 1/2 of total fee less \$12.50
City/Town share of filing fee: \$1012.50

7. 1/2 of total fee plus \$12.50

(*) = You may not pay by credit card if the State share of the Fee is \$1000 or greater, however you will be able to pay by ACH and Check.

VANASSE HANGEN BRUSTLIN, INC.
101 WALNUT STREET • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

364003
CHECK DATE

January 20, 2021

Nine Hundred Eighty Seven and 50/100

AMOUNT

\$987.50

Commonwealth of Massachusetts
DEP-Department of Environmental Protection
P.O. Box 4062
Boston, MA 02211


AUTHORIZED SIGNATURE ^{MP}



Security Check features included. Details on back.

⑈ 364003 ⑈ ⑆ 211070175 ⑆ 1130161371 ⑈

VANASSE HANGEN BRUSTLIN, INC.
101 WALNUT STREET • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

363994
CHECK DATE

January 20, 2021

One Thousand Twelve and 50/100

AMOUNT

\$1,012.50

City of Cambridge
147 Hampshire Street
Cambridge, MA 02139


AUTHORIZED SIGNATURE ^{MP}



Security Check features included. Details on back.

⑈ 363994 ⑈ ⑆ 211070175 ⑆ 1130161371 ⑈



ANRAD Figures

-
- Figure 1 – USGS Locus Map
 - Figure 2 – Aerial Map
 - Figure 3 – NHESP Map
 - Figure 4 – FEMA Map
 - Figure 5 – Wetland Delineation Map

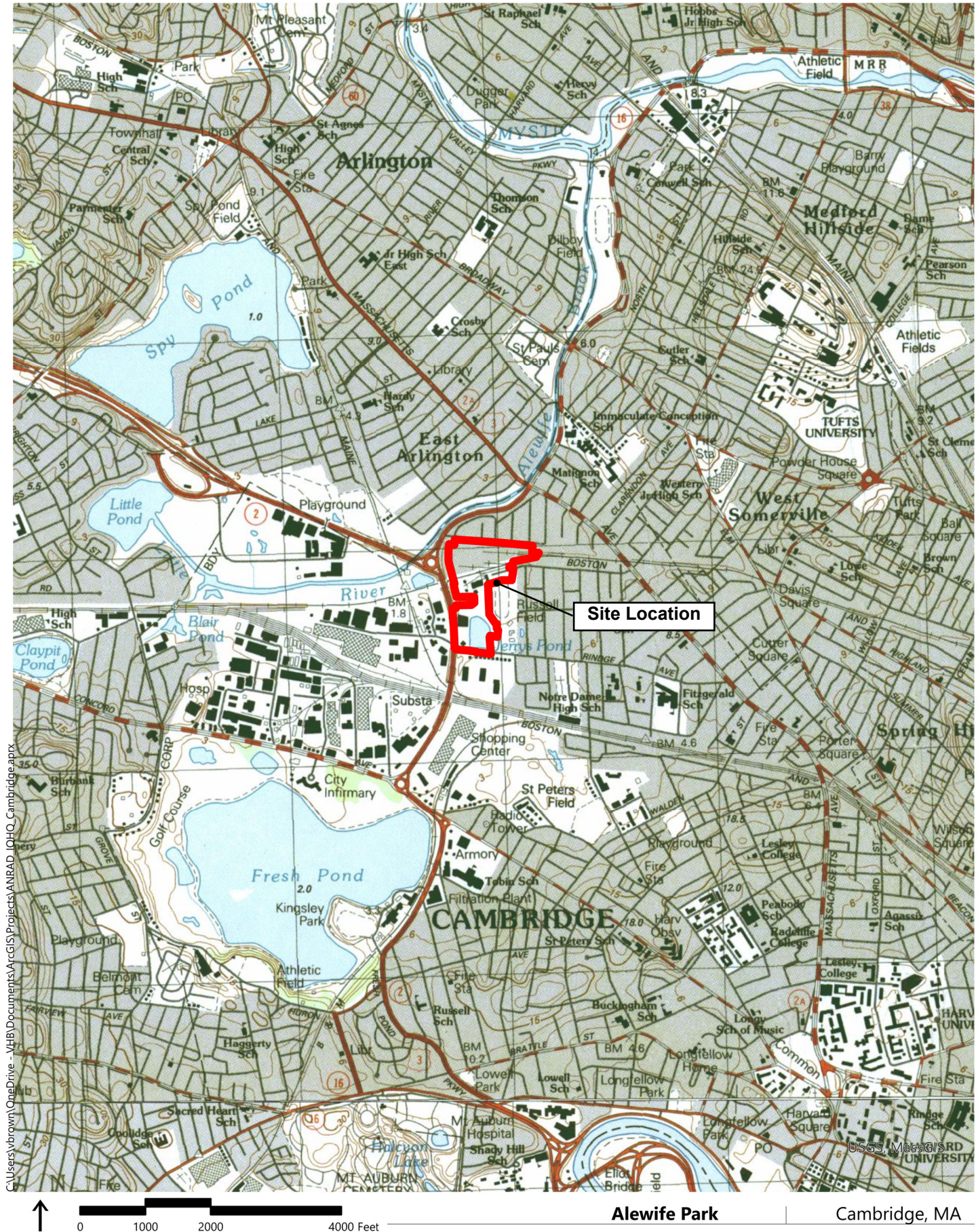


Figure 1 - USGS Locus Map
Source Info: USGS, MassGIS, VHB



Figure 2 - Aerial Map

Source Info: USGS, MassGIS, VHB







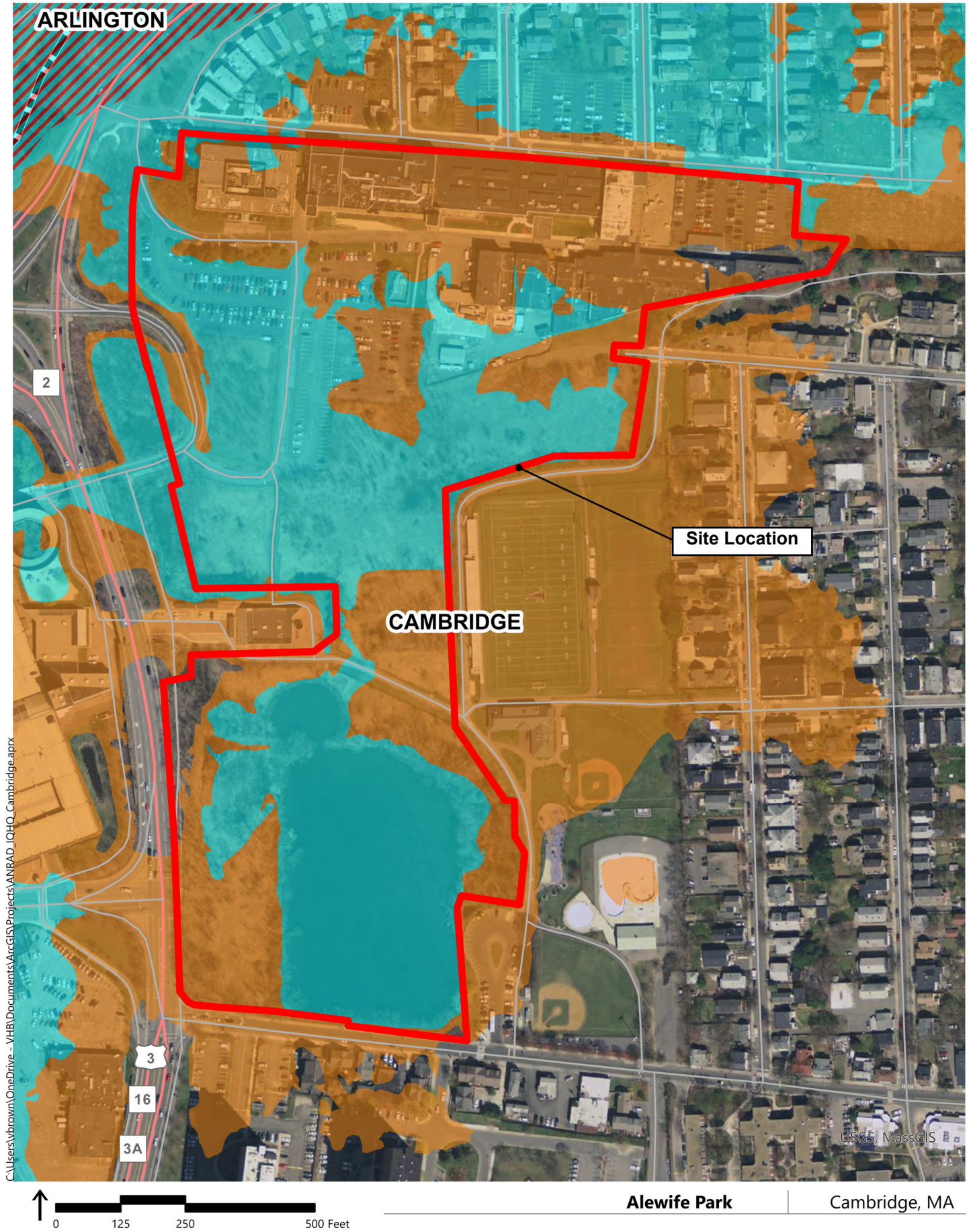
-  NHESP Priority Habitats of Rare Species - None Present
-  NHESP Estimated Habitats of Rare Wildlife - None Present
-  NHESP Certified Vernal Pools - None Present
-  NHESP Potential Vernal Pools - None Present

Figure 3 - NHESP Map
Source Info: USGS, MassGIS, VHB



C:\Users\brown\OneDrive - VHB\Documents\ArcGIS\Projects\ANRAD_IHQ_Cambridge.aprx

USGS, MassGIS



Alewife Park

Cambridge, MA

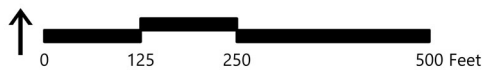
- Zone AE: 100-Year Floodplain
- AE: Regulatory Floodway
- Zone X: 500-Year Floodplain

Figure 4 - FEMA Map
Source Info: USGS, MassGIS, VHB



Alewife Park

Cambridge, MA



- ▲ Bank
- Wetland_Area
- 100-Foot Buffer Zone
- ▲ Wetland

Figure 5 - Wetland Delineation Map

Source Info: USGS, MassGIS, VHB



Attachment A

ANRAD Narrative

This Abbreviated Notice of Resource Area Delineation (ANRAD) is being filed pursuant to the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40¹ (WPA) and its implementing Regulations, 310 CMR 10.00².

Introduction

The Applicant, IQHQ-Alewife, LLC, is submitting this ANRAD to the Cambridge Conservation Commission in order to verify the nature and extent of Areas Subject to Protection under the WPA on or near the property located at Alewife Park (1R-3R Alewife Brook Parkway and 36-64 Whittemore Ave) in Cambridge, MA (the "Site"), as depicted on the accompanying existing condition plans. 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"). Refer to the figures and existing condition plans accompanying this ANRAD for the Site location and details.

Existing Conditions

The Site is located on two parcels totaling approximately 26 acres in size. The northern portion of the Site is currently developed with paved parking areas and buildings operated by GCP Applied Technologies. The southern portion of the Site is fenced off from public access and contains wooded areas and a wetland complex associated with a former swimming hole known as Jerry's Pond. The entire Site was once a light industrial area. The Site is generally bounded by Alewife Brook Parkway to the west, Whittemore Avenue to the north, Russell Field and recreational areas to the east, and Rindge Avenue and residential areas to the south. The area examined includes several disturbed wooded areas that are fenced off from public access.

¹ Massachusetts General Laws, 1972. Title XIX, Chapter 131, Section 40: Removal, fill, dredging or alteration of land bordering waters.

² MassDEP, 2014. Commonwealth of Massachusetts Regulations, 310 CMR 10.00: Wetlands Protection.



Refer to Figures 1 and 2 for a Site location map and an aerial map of the Site and surrounding area.

According to the most recently available data provided by the Massachusetts Natural Heritage and Endangered Species Program³ ("NHESP"), no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife have been mapped in the vicinity of the Site. No certified or potential vernal pools have been mapped on the Site (Figure 3).

The Site is not located within or near an Area of Critical Environmental Concern ("ACEC")⁴. According to the Massachusetts Department of Environmental Protection ("DEP"), the Site is not located within an Outstanding Resource Water⁵ area, or an area designated as a Zone II Wellhead Protection Area⁶.

According to the Natural Resources Conservation Service ("NRCS") soil survey, soils at the Site are mapped as Urban land, 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 Site is within Zone AE and Zone X floodplain (Figure 4). Within the Site, the Zone AE (100-year Floodplain, regulated as Bordering Land Subject to Flooding) is mapped at elevation 7 feet NAVD88, equivalent to 18.76 feet Cambridge City Base ("CCB"). The existing condition plan in Attachment D shows the limits of Zone AE floodplain drawn based on survey field measurements.

Wetland Resource Areas

Wetland resource areas on or near the Site were identified and delineated by environmental scientists from Vanasse Hangen Brustlin, Inc. ("VHB") on June 15, 2020, in accordance with methods developed by the DEP⁸ and the U.S. Army Corps of Engineers⁹, and with respect to the WPA. The following sections of this narrative describe the wetland resource areas on or near the Site that are regulated under the WPA and the Bylaw. Resource areas are shown on Figure 5 and the accompanying existing condition plans in Attachment D.

³ NHESP, 2017. Massachusetts Natural Heritage Atlas. 14th Edition.

⁴ DEP. Ecology and ACEC Program, <https://www.mass.gov/ecology-acec-program>.

⁵ DEP, 2010. Designated Outstanding Resource Waters of Massachusetts.

⁶ DEP, 2012. Approved Wellhead Protection Ares (Zone II).

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.*



Wetland resource areas identified on or near the Site 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.
- › **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."*

Delineated Resource Areas

Table 1 describes the jurisdictional resource areas on the Site that were delineated by VHB between in June 2020. Refer to the accompanying existing condition plans for the locations of delineated areas. Representative photos of each wetland can be found in the photographic log included as Attachment B.



Table 1 Delineated Resource Areas

Wetland ID and Flag Numbers	Resource Type ¹	Description ²
<u>Wetland 1</u>		
WF1-100 to WF1-112	ILSF	PFO wetland surrounded by berms on all sides
<u>Wetland 2</u>		
WF2-100 to WF 2-107	BVW	Mucky ponded PEM wetland with shrubby fringe
<u>Wetland 3</u>		
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 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. 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 wetland in the northwest corner of the Site; a portion of the wetland extends offsite. 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, 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 under Alewife Station Access Road to the south. Wetland 2 was delineated with flags WF2-100 through WF2-107. 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*), 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; larger BVW areas are found off the northwest corner, 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. Wetland 3 is regulated as Bank, BVW, and LUWW under the WPA.

Areas of Note

Several areas of note were observed on or adjacent to the Site but were not delineated. A pocket of BVW lies northwest of the Alewife MBTA station entrance; this area is connected to Wetland 2 via a culvert under Alewife Station Access Road. This wetland area is located offsite, and the area is well-defined by steep slopes. The area surrounding the wetland was fenced off and inaccessible to delineate; its approximate extent is shown on Figure 5. The area has a 100-foot buffer zone that extends onto the Site.

An isolated wet area is located just offsite of the northwest corner of the Site. The area is not within the Site and due to its isolated nature it would not qualify as BVW under the WPA. The area may qualify as ILSF; however, the WPA does not establish a buffer zone around the boundary of ILSF areas. For these reasons, the area was not delineated and would not have any jurisdictional portion or buffer zone that would extend onto the Site. For reference purposes, the approximate extent of the area is shown on Figure 5.

Finally, an existing drainage swale is present in a fenced-in portion of the Site just west of Alewife Center Road. The area is a constructed drainage feature and the outlet that discharges into this area conveys stormwater drainage only and does not connect to any jurisdictional wetland areas. Although there is some common reed at the upgradient end of the channel, the area appears to be lined with riprap and functions only as a drainage feature, with a marginal capacity for temporary stormwater detention. As a stormwater drainage feature, the area would not be considered jurisdictional under the WPA.

In addition to the areas described above, there are also a few isolated areas of common reed on the Site. These areas were not delineated, as they are all isolated and too small to qualify as ILSF under the WPA, and therefore 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 Site, the buffer zone to Wetland 2 is generally characterized by steep disturbed slopes and a paved roadway. The buffer zone to Wetland 3 (Jerry's Pond) is also characterized by developed and disturbed areas, with some more naturalized and vegetated areas along the western portion of the resource.

Summary

This filing describes the Areas Subject to Protection, with respect to the WPA, on or near the property located at Alewife Park (1R-3R Alewife Brook Parkway and 36-64 Whittemore Ave) in Cambridge, MA. These areas include Bank, Bordering Vegetated Wetlands, Land Under Water Bodies and Waterways, Bordering Land Subject to Flooding, and Isolated Land Subject to Flooding. The Applicant, IQHQ-Alewife, LLC, respectfully requests that the Cambridge Conservation Commission review this filing in order to verify the nature and extent of these areas, and issue an Order of Resource Area Delineation confirming the delineation and the description of the areas described in this ANRAD and shown on the accompanying existing condition plans.



Attachment B

Photo Log

Client Name: IQHQ

Site Location: Alewife Park, Cambridge, MA

Project No: 14968.01

Photo No.: 1

Date: 6/15/20

Description:

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



Client Name: IQHQ

Site Location: Alewife Park, Cambridge, MA

Project No: 14968.01

Photo No.: 2

Date: 6/15/20

Description:

View of interior of Wetland 1, taken from Flag WF1-112.



Client Name: IQHQ

Site Location: Alewife Park, Cambridge, MA

Project No: 14968.01

Photo No.: 3

Date: 6/15/20

Description:

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



Client Name: IQHQ

Site Location: Alewife Park, Cambridge, MA

Project No: 14968.01

Photo No.: 4

Date: 6/15/20

Description:

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



Client Name: IQHQ

Site Location: Alewife Park, Cambridge, MA

Project No: 14968.01

Photo No.: 5

Date: 6/15/20

Description:

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



Client Name: IQHQ

Site Location: Alewife Park, Cambridge, MA

Project No: 14968.01

Photo No.: 6

Date: 6/15/20

Description:

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



Client Name: IQHQ

Site Location: Alewife Park, Cambridge, MA

Project No: 14968.01

Photo No.: 7

Date: 6/15/20

Description:

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



Client Name: IQHQ

Site Location: Alewife Park, Cambridge, MA

Project No: 14968.01

Photo No.: 8

Date: 6/15/20

Description:

View of forested portion of Wetland 3.





Attachment C

Existing Condition Plans

EXISTING CONDITIONS PLAN
36-64, 53-59, 73, 91-99 & 115
WHITTEMORE AVENUE
1R-3R ALEWIFE BROOK PARKWAY
CAMBRIDGE, MASS.
PREPARED FOR IQHQ

FELDMAN LAND SURVEYS
152 HAMPDEN STREET
BOSTON, MASS. 02119

FEBRUARY 20, 2020
PHONE: (617)357-9740
www.feldmansurveyors.com



RESEARCH	FIELD CHIEF	PROJ. MGR. D.R.	APPROVED	SHEET NO. 1 OF 5
CALC	CADD UK/MS/DH	FIELD CHECKED	CDD FILE 17489	JOB NO. 17489
FILENAME: S:\PROJECTS\17400A\17489\DWG\17489-EC.dwg				
2020/09/24 REVISION: ADDED FIRST FLOOR/BASEMENT ELEVATIONS TO BLDGS 18 & 29				
2020/12/30 INCLUDED TREE LOCATIONS GREATER THAN OR EQUAL TO 6"				
2021/01/20 ADDED ESTIMATED ILSF AND BWW WITH BUFFERS PER VHB				

REFERENCES

COUNTY REGISTRY OF DEEDS
PLAN NO. 373 OF 1942
PLAN NO. 366 OF 1981
PLAN NO. 393 OF 1981
PLAN NO. 536 OF 1985
PLAN NO. 625 OF 1989
PLAN NO. 1410 OF 1989
PLAN NO. 1218 OF 1999

MASSACHUSETTS LAND COURT
LCC 5236
LCC 5234
LCC 5151
LCC 5944
LCC 9059
LCC 16108
LCC 18406
LCC 23209
LCC 24288

CITY OF CAMBRIDGE ENGINEERING DEPARTMENT
1905 CITY LAYOUT OF WHITTEMORE AVENUE (STR-16-30)
1930 CITY LAYOUT OF WHITTEMORE AVENUE (STR-20-06)
PLAN ENTITLED, "MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, RED
LINE EXTENSION NW DRAWS TO ALEWIFE CONTRACT NO. E006E,
RESTORATION - RUSSELL FIEL PROPERTY PLAN," BY SVENDRUP & PARCEL
AND ASSOCIATES, INC., DATED SEPTEMBER 16, 1985.

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
LAYOUT 2276
LAYOUT 2981
LAYOUT 7102
LAYOUT 7348

RECORD OWNER:

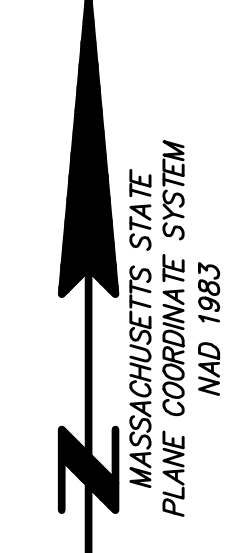
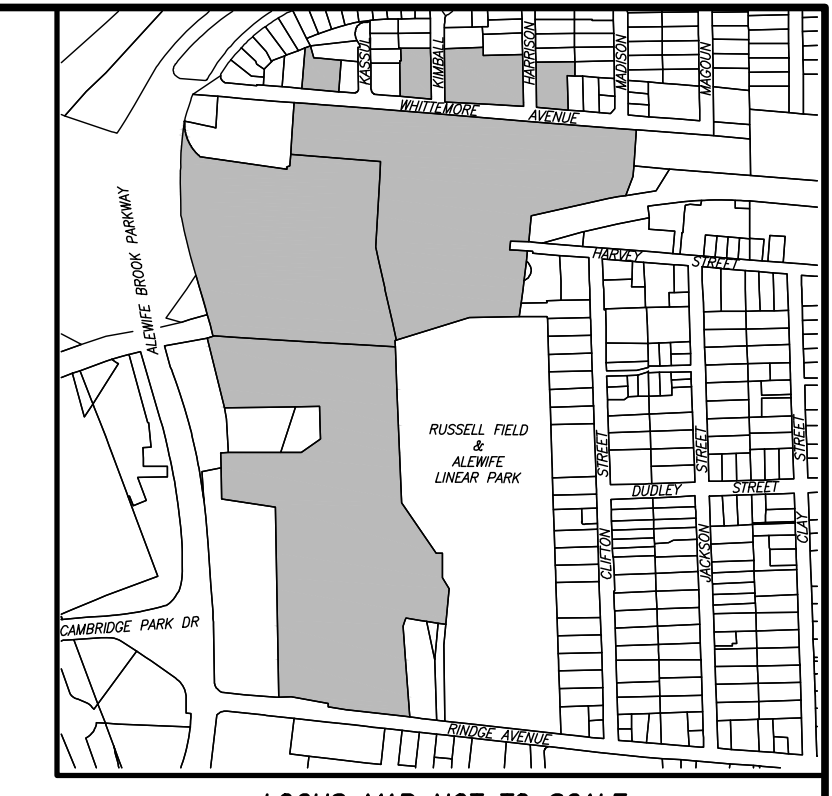
Now or Formerly
GPO APPLIED TECHNOLOGIES INC.
53-59 WHITTEMORE AVENUE
BOOK 6623, PAGE 452
PARCEL ID 188-140
65-85 WHITTEMORE AVENUE
BOOK 6623, PAGE 452
PARCEL ID 188-141
91-99 WHITTEMORE AVENUE
BOOK 6623, PAGE 452
PARCEL ID 187-76
115-119 WHITTEMORE AVENUE
LC BOOK 1242, PAGE 156
PARCEL ID 187-50
36-124 WHITTEMORE AVENUE
BOOK 6623, PAGE 452
PARCEL ID 269-131
1R-3R ALEWIFE BROOK PARKWAY
BOOK 6623, PAGE 452
PARCEL ID 269-135

LEGEND

- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HYDRANT
- ⊙ WATER SHUT OFF/WATER GATE
- ⊙ GAS SHUT OFF/GAS GATE
- ⊙ CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC HANDHOLE
- ⊙ SOON
- ⊙ AD AREA DRAIN
- ⊙ ECB EMERGENCY CALL BOX
- ⊙ RD ROAD DRAIN
- ⊙ FA FIRE ALARM
- ⊙ RVV POST INDICATOR VALVE
- ⊙ SP STAND PIPE/SAMESE CONNECTION
- ⊙ GP GATE POST
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ DSB DISABLED PARKING SPACE
- ⊙ NPS NUMBER OF PARKING SPACES
- ⊙ BT BITUMINOUS
- ⊙ CO CALCULATED
- ⊙ CCB CAPS COB BERM
- ⊙ CLP CHAIN LINK FENCE
- ⊙ CONC CONCRETE
- ⊙ DN DRILL HOLE
- ⊙ ENT ENTRANCE
- ⊙ FD FOUND
- ⊙ FGC FLUSH GRANITE CURB
- ⊙ LC ARC LENGTH
- ⊙ LL LAND COURT CASE
- ⊙ MAS MASONRY & SHRUBS
- ⊙ R RADIUS
- ⊙ REC RECORD
- ⊙ SQ FT SQUARE FEET
- ⊙ VCC VERTICAL GRANITE CURB
- ⊙ WF WOOD FENCE
- ⊙ EW OVERHEAD WIRES
- ⊙ AUL AUL LIMITS FOR RTN 3-0277
BOOK 47069, PAGE 293
- ⊙ DSS DISPOSAL SITE LIMITS FOR RTN 3-0277
- ⊙ AUL AUL LIMITS FOR RTN 3-3411
DOCUMENT 1404201
- ⊙ DSS DISPOSAL SITE LIMITS FOR RTN 3-3411

NOTES:

- 1) BENCH MARK INFORMATION:
BENCH MARK USED:
TBM-1: CHISEL SQUARE ON HEADWALL EAST OF ALEWIFE TRAIN STATION ENTRANCE ALONG PATHWAY
ELEVATION = 21.00
TBM-2: CHISEL SQUARE ON CONCRETE BASE OF LIGHT POLE WEST OF THE SPORTS HEAD HOUSE ALONG PATHWAY
ELEVATION = 22.24
TEMPORARY BENCH MARKS SET:
C01: CHISEL SQUARE ON CORNER OF CONCRETE CURB NORTH OF ALEWIFE TRAIN STATION ENTRANCE ALONG PATHWAY
ELEVATION = 20.87
C02: CHISEL SQUARE ON CORNER OF LIGHT POLE FOOTING
ELEVATION = 19.58
C03: X-MARK ON CORNER OF LIGHT POLE - UP 3.3' ALONG PATHWAY NORTH OF HARVEY STREET
ELEVATION = 24.60
C04: CHISEL SQUARE ON CORNER OF CONCRETE PAD
ELEVATION = 23.90
C05: HYDRANT - RIGHT BOLT OVER MAIN OUTLET ON WHITTEMORE AVE BETWEEN HARRISON AVE AND MADISON AVE
ELEVATION = 21.51
TBM-A: HYDRANT - X-CUT IN RIGHT BOLT OVER MAIN OUTLET - UP 2.2' @ 1' ALEWIFE CENTER
ELEVATION = 20.98
TBM-B: HYDRANT - X-CUT IN RIGHT BOLT OVER MAIN OUTLET - UP 2.4' - 100' EAST OF THE INTERSECTION OF WHITTEMORE AVE AND KIMBALL STREET
ELEVATION = 22.78
TBM-C: HYDRANT - X-CUT IN RIGHT BOLT OVER MAIN OUTLET AT INTERSECTION OF WHITTEMORE AVE AND KIMBALL STREET
ELEVATION = 22.22
- 2) ELEVATIONS REFER TO CAMBRIDGE CITY BASE
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) PLOTTED GRAPHICALLY AS SHOWN, THE PARCEL SHOWN HEREON LIES PARTIALLY WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, PARTIALLY IN ZONE "Y" (SHADED), AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY IN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017981E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0419, HAVING AN EFFECTIVE DATE OF JUNE 4, 2009.
- 5) F.E.M.A. ZONE "AE" (SURVEY), BASED ON FIELD MEASUREMENTS USING BASE FLOOD ELEVATION = 7.00 NAVD88 (18.76' CCB).
- 6) THE APPROXIMATE BWW LINE AND ILSF LINES WITH THEIR ASSOCIATED BUFFERS SHOWN HEREON WERE PROVIDED BY A SKETCH FROM VHB ON JANUARY 18, 2021.



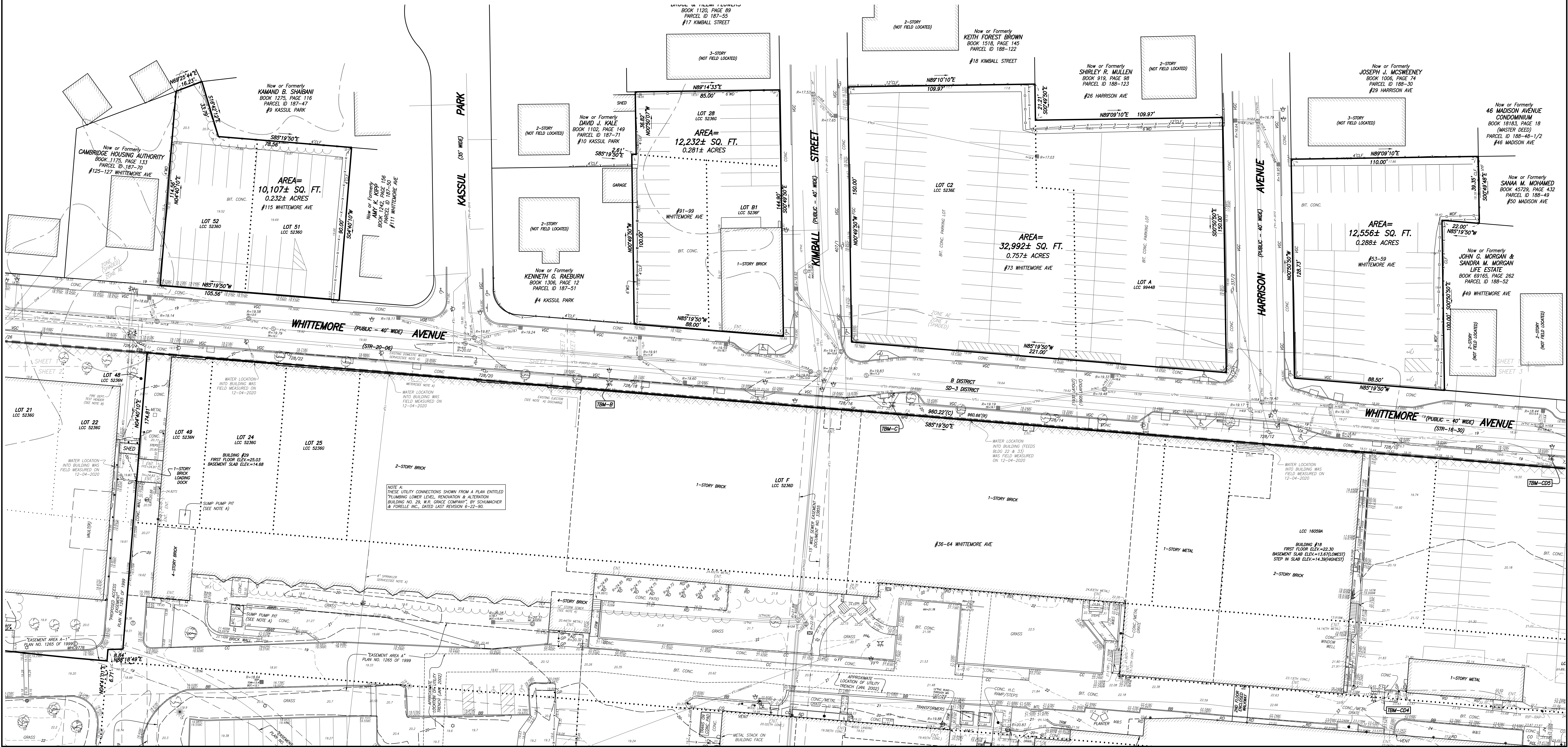
DRAFT 2021-01-20

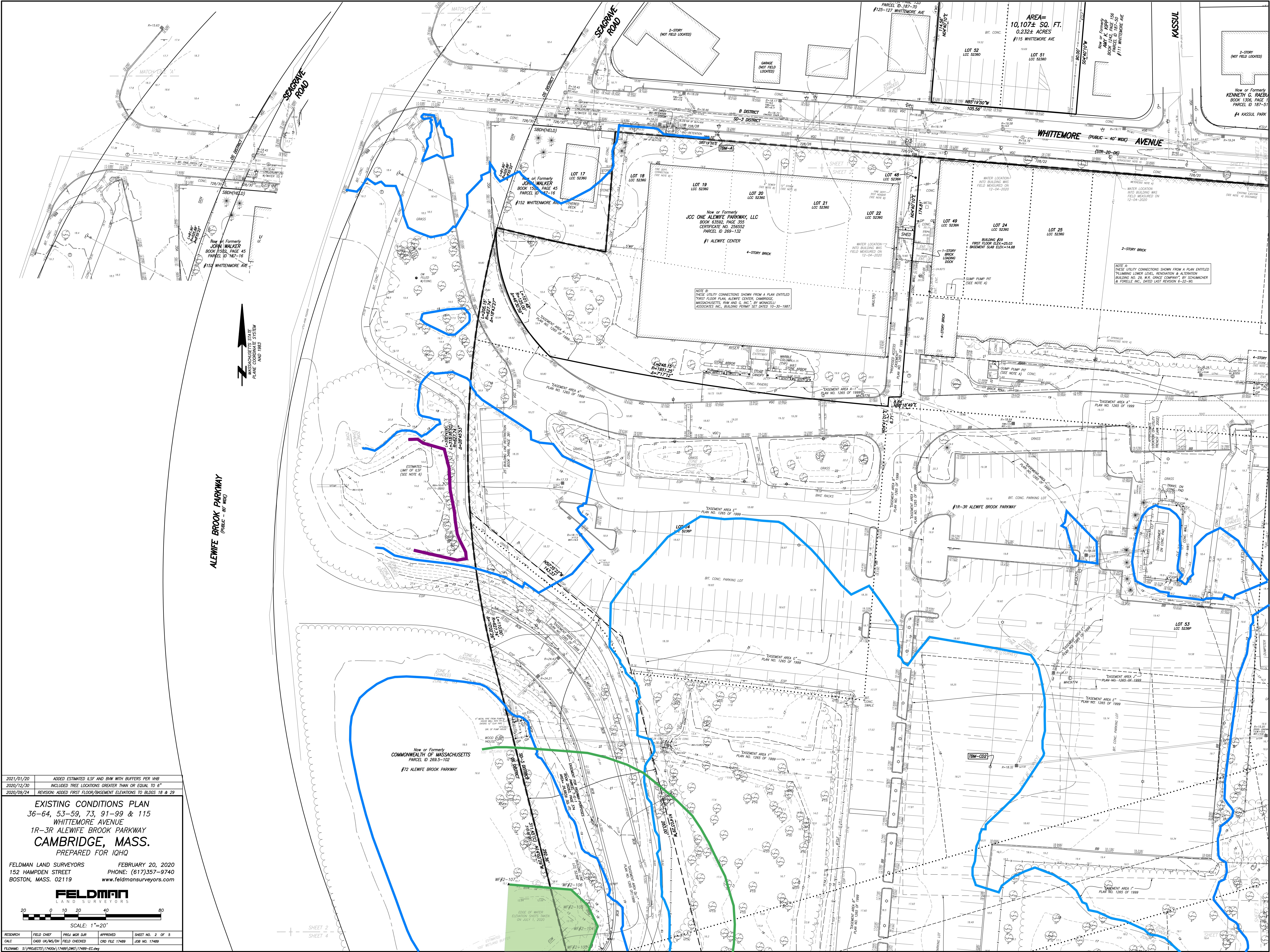
DAMEN J. RAFFLE, PLS (MA# 49828) DATE: _____
DUR@FELDMANLANDSURVEYS.COM

Legend - Color Markup*

- █ Bank
- █ Bordering Vegetated Wetland (BVW)
- █ Estimated BVW
- █ Land Under Water Bodies and Waterways (LUWW)
- █ Bordering Land Subject to Flooding (BLSF) (Surveyed Zone AE Floodplain)
- █ Isolated Land Subject to Flooding (ILSF)
- █ Estimated ILSF
- █ 100-Foot Buffer Zone

*Provided by VHB





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EXISTING CONDITIONS PLAN
 36-64, 53-59, 73, 91-99 & 115
 WHITTEMORE AVENUE
 1R-3R ALEWIFE BROOK PARKWAY
 CAMBRIDGE, MASS.
 PREPARED FOR IQHQ

FELDMAN LAND SURVEYORS FEBRUARY 20, 2020
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmansurveyors.com

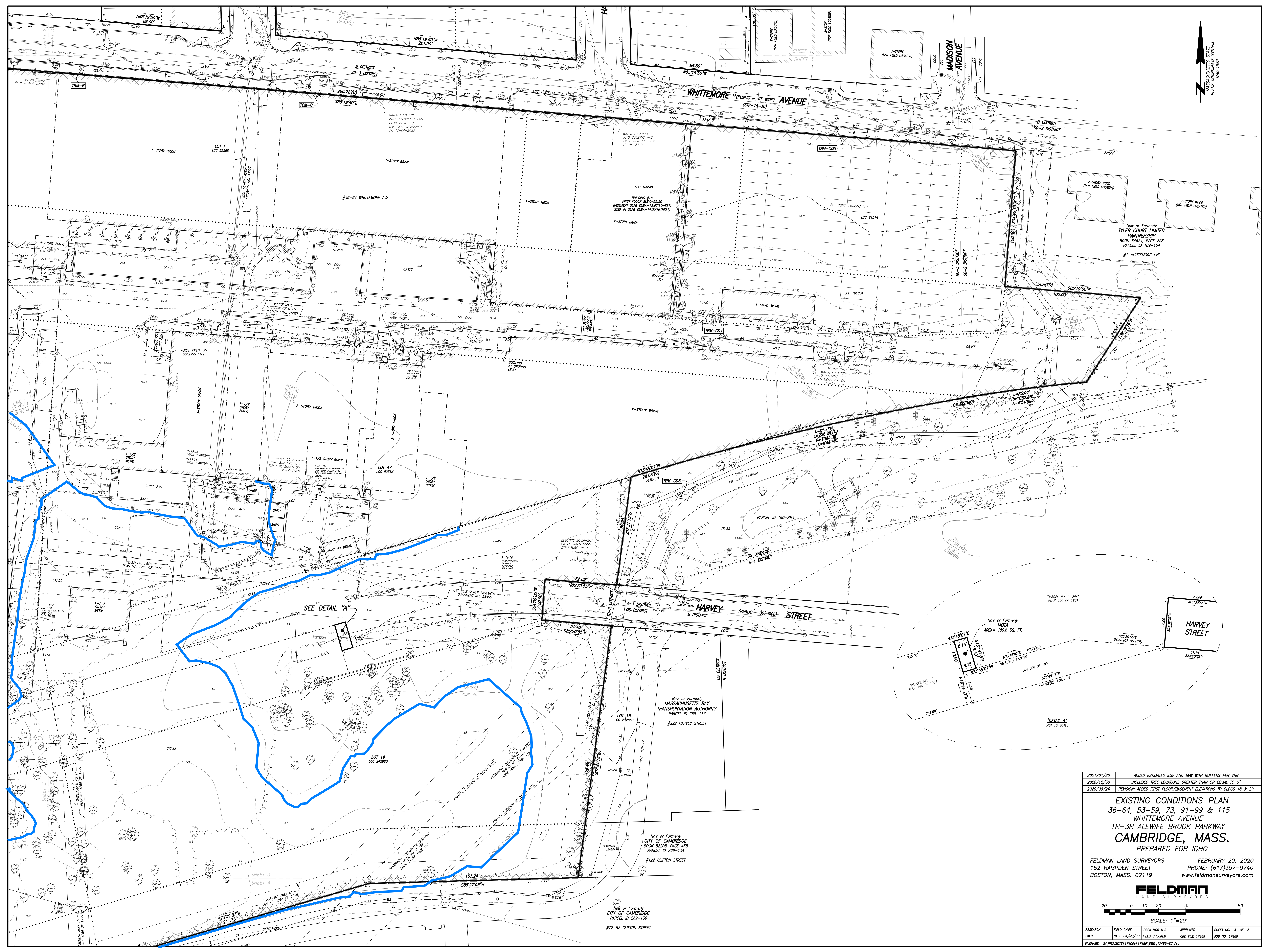
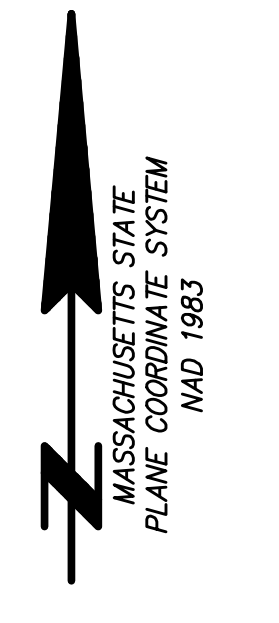
FELDMAN
 LAND SURVEYORS

20 0 10 20 40 80
 SCALE: 1"=20'

RESEARCH	FIELD CHIEF	PROJ. MGR. D.R.	APPROVED	SHEET NO. 2 OF 5
CALC	CADD U.K.A.S./D.W.	FIELD CHECKED	CRD FILE 17489	JOB NO. 17489

FILENAME: S:\PROJECTS\17489\17489\DWG\17489-EC.dwg

SHEET 2
 SHEET 4



2021/01/20	ADDED ESTIMATED ILSF AND DVM WITH BUFFERS PER VHB
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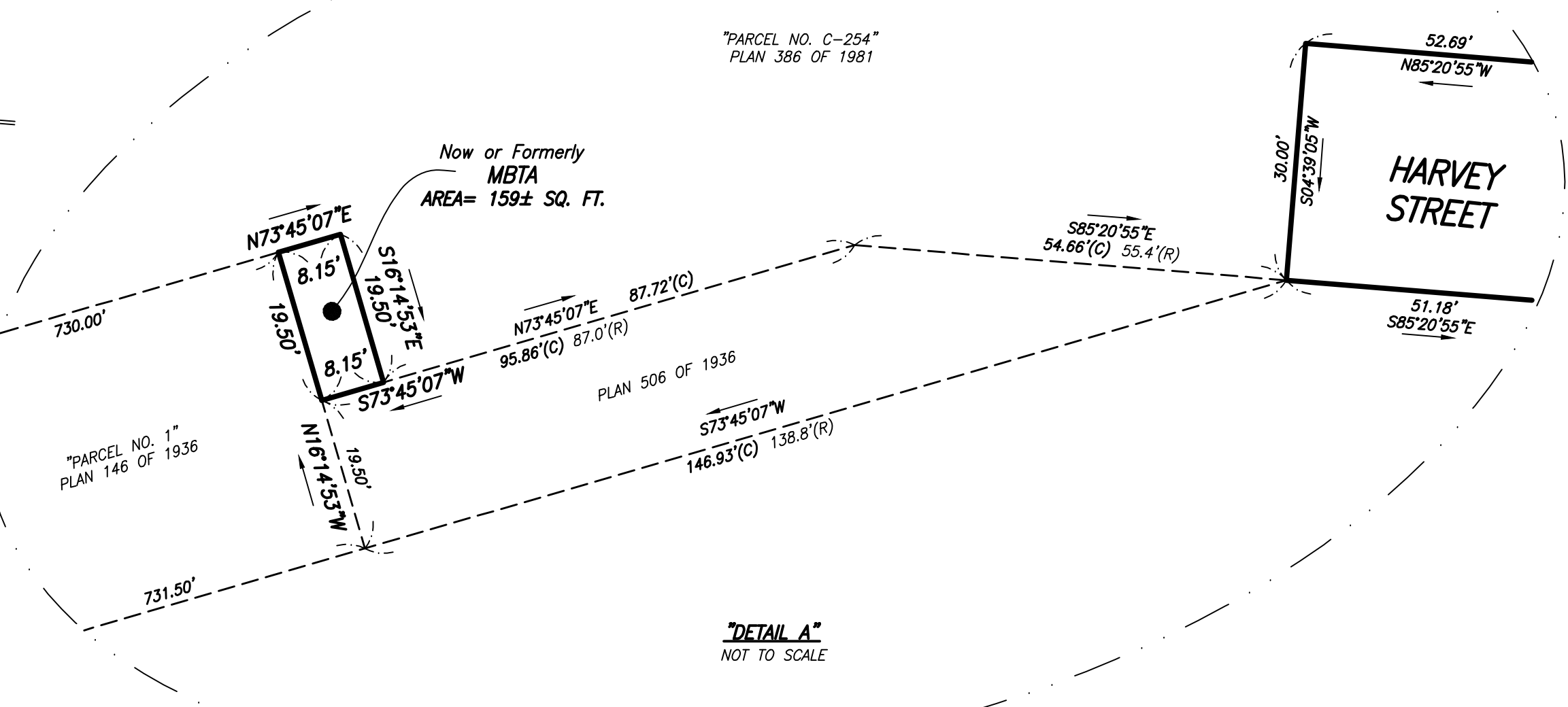
FELDMAN
 LAND SURVEYORS

SCALE: 1"=20'

RESEARCH	FIELD CHECK	PROJ. MGR. DIR.	APPROVED	SHEET NO. 3 OF 5
CALC.	CADD UTM/MS/DH	FIELD CHECKED	ORD. FILE 17489	JOB NO. 17489

FILENAME: S:\PROJECTS\17400a\17489\DWG\17489-EG.dwg

SEE DETAIL "A"



Now or Formerly
CITY OF CAMBRIDGE
PARCEL ID 269-136
#72-82 CLIFTON STREET

Now or Formerly
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
PARCEL ID 269-117
#222 HARVEY STREET

Now or Formerly
METRA
AREA= 1592 SQ. FT.
#122 HARVEY STREET

Now or Formerly
CITY OF CAMBRIDGE
PARCEL ID 269-134
#122 CLIFTON STREET

Now or Formerly
CITY OF CAMBRIDGE
PARCEL ID 190-RR3

Now or Formerly
CITY OF CAMBRIDGE
PARCEL ID 269-117
#222 HARVEY STREET

Now or Formerly
CITY OF CAMBRIDGE
PARCEL ID 269-117
#222 HARVEY STREET

Now or Formerly
CITY OF CAMBRIDGE
PARCEL ID 269-117
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Now or Formerly
CITY OF CAMBRIDGE
PARCEL ID 269-117
#222 HARVEY STREET



TOTAL LOT AREA=
1,159,787± SQ. FT.
26.625± ACRES
(AREA OF EASEMENTS TAKEN
FOR HIGHWAY PURPOSES=
32,708± SQ. FT.)

Now or Formerly
CITY OF CAMBRIDGE
PARCEL ID 269-136
#72-82 CLIFTON STREET

24" TOP COMPILED FROM PLAN PROVIDED
BY THE METRA, ENTITLED ALEWIFE
STATION/GARAGE, PROPOSED SEWER,
WATER AND DRAINAGE, GATED, REV.
DRAINAGE 11-20-20

Now or Formerly
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
PARCEL ID 269-127
#351 RINDGE AVE

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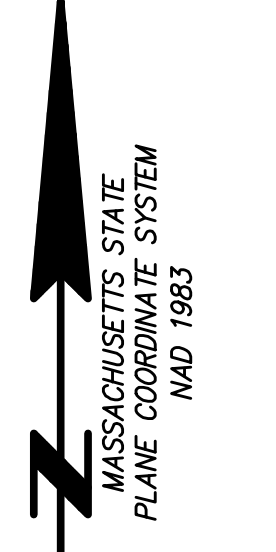
FELDMAN LAND SURVEYORS FEBRUARY 20, 2020
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

SCALE: 1"=20'

RESEARCH	FIELD CHIEF	PROJ. MGR. D.R.	APPROVED	SHEET NO. 4 OF 5
CALC	CADD UK/MS/DW	FIELD CHECKED	CRD FILE 17489	JOB NO. 17489

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FELDMAN
 LAND SURVEYORS

0 10 20 40 80
 SCALE: 1"=20'

RESEARCH	FIELD CHIEF	PROJ. MGR. DIR.	APPROVED	SHEET NO. 5 OF 5
CALC.	CADD URM/MS/DH	FIELD CHECKED	ORD. FILE 17489	JOB NO. 17489

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