

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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CAMBRIDGE, MASS.

SPECIAL PERMIT APPLICATION

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.7 of the Zoning Ordinance.

Applicant: Cambridge One Associates
(name)

482-8925
(phone)

720 Statler Office Building, Boston, MA 02116
(address)

William H. Berg

Signature of Authorized Representative

Type of Special Permit: Flood Plain Overlay District
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

Location of Premises: B&M Right-Of-Way adjacent to Easterly boundaries of 30 and 35 Ringe Avenue extension

Zoning District: 0-2/RUD-5

Maps, Plans submitted: "Parking Lot Improvements" West Cambridge Office Building, One Alewife Place (Ringe Avenue Extension) Cambridge, Massachusetts, October, 1982.

Reports, Documents submitted: _____

Documents, Plans referenced: _____

This application has been reviewed and is hereby certified complete.

10/27/82
Date

Lueta Barber
For the Cambridge Planning Board

Case PB# 28

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CAMBRIDGE, MASS.

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FORM 3

WETLANDS PROTECTION ACT

MASSACHUSETTS G.L. C 131, s. 40

NOTICE OF INTENT

All parts of this form and the attached Environmental Data Form shall be completed under the pains and penalties of perjury. Incomplete filings may be rejected.

DATE: October 19, 1982

Conservation Commission of (City/Town): Cambridge
County: Middlesex

1. Notice is hereby given in accordance with the provisions of Massachusetts G.L. c. 131, s. 40 that the proposed activity described herein is within the jurisdiction of

(City/Town) Cambridge at, One Alewife Place (formerly 35 Rindge Avenue Extension) and at 30 Rindge Avenue Extension.

Most recent recording at the (a)Registry of Middlesex, Book 14353, Page 361, for One Alewife Place.

Certificate (if registered) N/A

(b)Registry of Middlesex (South), Book 13117, Page 113. Recorded 12/17/76. For MBTA easement.

Certificate (if registered) N/A

(c)Registry of Middlesex, Book _____, Page _____, for Moore Investment Trust Property.

Certificate (if registered) N/A

2. The land on which the work is proposed to be done is owned by the applicant and :

NAME(s) (a)Dept. of Real Estate Management ADDRESS 190 High Street
Massachusetts Bay Transportation Boston, MA 02110

(b)Moore Investment Trust 30 Rindge Avenue Ext.
Cambridge, MA 02138

3. The Applicant submitting this Notice is:

NAME William Berg ADDRESS Cambridge One Associates
720 Statler Office Building
TELEPHONE 482-8925 Boston, MA 02116

(Optional) The following person is hereby designated to represent the applicant in matters arising hereunder:

Name Kenneth R. Teebagy, P. E. Address BSC Engineering

4. Plans describing and defining the work, included herewith and made a part hereof, are titled and dated:

Parking Lot Improvements, West Cambridge Office Building, One Alewife Place, Cambridge, Massachusetts.
Prepared for: Cambridge One Associates. Prepared by: BSC Engineering.
October, 1982 Sheet 1 of 1.

5. Identical material has been submitted by certified mail or hand delivery as follows:

Original to Conservation Commission (Date) October 21, 1982

Three copies to appropriate regional office of the Department of Environmental Quality Engineering (see map for regions and addresses).
Date October 21, 1982

Northeast X Southeast _____ Central _____ Western _____

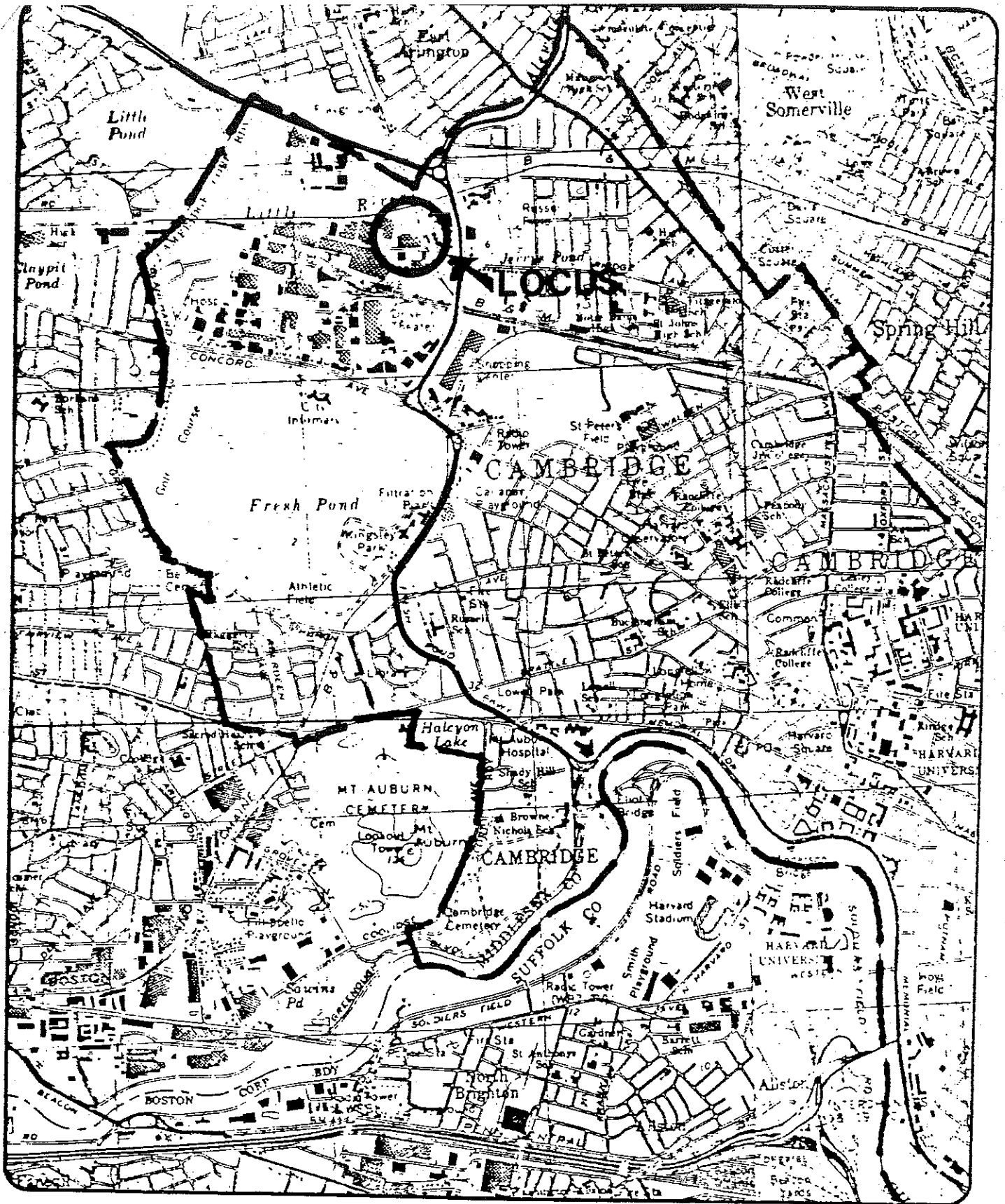
6. Has the required \$25.00 filing fee, payable to the city or town, been included with the submission to the Conservation Commission? Yes.
7. Has the Environmental Data Form been completed and submitted with each copy? Yes.

8. Has a locus map (8-1/2" x 11" copy of USGS topographic sheet with the site marked) been included with each copy? Yes.

9. (A) Have all obtainable permits, variances, and approvals required by local by-law been obtained? No.
- (B) If they have not been obtained, have they been applied for? Yes.
If yes, include with this Notice of Intent any information which has been submitted with such applications which is necessary to describe the effect of the proposed activity on the environment. Will be submitted pending determination of applicability by Planning Board.
Flood Plain Overlay District Special Permit from the Cambridge Planning Board in accordance with ss. 11.70 of the Cambridge Zoning Ordinance.

10. (A) Is the site of the proposed work subject to a wetland restriction order Recorded pursuant to G.L. c. 131, S. 40A, or G.L. c. 130, s. 105, by the Department of Environmental Management?
Yes _____ No X Do not know _____

- (B) Is the site of the proposed work in, or within 100 feet of: a coastal dune no; coastal bank no; coastal beach no; salt marsh no; land under the ocean no; a salt pond no; anadromous/catadromous fish run no; do not know? N/A



LOCUS MAP ONE ALEWIFE PLACE

BSC ENGINEERING

JOB NO.

E-580

FIG.

HORIZONTAL SCALE IN FEET

1 : 25,000


11. Signature(s) of owner(s) of the land (if by agent or option holder, written authorization must be attached)

See attached letters.

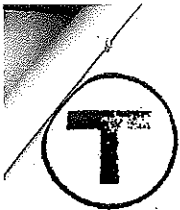
12. What is the purpose of the proposed project?

The applicant wishes to expand parking capacity for an existing building, known as One Alewife Place. The parking spaces will be constructed on land adjacent to the existing buildings and on land owned by the MBTA which was formerly used for rail service, on which the applicant has a parking easement. The easement runs north-south perpendicular to Rindge Avenue Extension and consists of a 30 foot wide strip adjacent to the easterly side of One Alewife Place for a distance of 345 feet, is interrupted by Rindge Avenue Extension and continues in a southerly direction adjacent to the Irving B. Moore Industries property for a distance of 440 feet. This southern easement strip and a portion of the Moore properties contains 0.17 acres of wetlands which are recognized as significant for pollution attenuation and flood control by the City of Cambridge. (Source: Cambridge Wetlands, Identification, Classification and Evaluation; prepared by IEP, Inc. in 1978.) These wetlands will be altered, however, 100% or 0.17 acres of compensatory wetlands will be created.

13. I HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE FOREGOING NOTICE OF INTENT AND ACCOMPANYING ENVIRONMENTAL DATA FORM ARE TRUE AND COMPLETE.


Signature of Applicant

10/28/83
Date



**MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY**

50 High Street, Boston, MA 02110

October 18, 1982

Cambridge Conservation Commission
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Dear Commission Members:

This letter hereby authorizes Mr. William H. Berg of Cambridge One Associates at 720 Statler Office Building in Boston, MA 02116 to act as agent in the filing of all appropriate wetlands submission materials for work to be performed on MBTA property in connection with One Alewife Place, in Cambridge, MA as per attached plan.

Very truly yours,

Gino L. Palmaetti
Director
Real Estate Management

GLP/js
Attachment
cc: A.J. Warren
E.R. Maletz

Moore Investment Trust
30 Rindge Avenue Extension
Cambridge, Massachusetts 02140

October 20, 1982

Cambridge Conservation Commission
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Dear Commission Members,

This letter hereby authorizes Mr. William H. Berg, of Cambridge One Associates, to act as our agent in the filing of all appropriate wet lands submission materials for work to be performed on the two foot strip of property which borders the parking pavement of Moore Investment Trust, and the wet lands in connection with additional parking areas being created for One Alewife Place in Cambridge, MA.

Sincerely yours,

Minette M. Bean
Minette M. Bean
Trustee

MMB/vc

WETLANDS PROTECTION ACT
ENVIRONMENTAL DATA FORM

1. All parts of this form are to be filled out by the applicant or his agent under the provisions of G.L. C. 131, s. 40.
2. Where a section is not relevant to the application in question, the words "Not Applicable" should be entered on the appropriate line.

NAME OF APPLICANT

Cambridge One Associates

ADDRESS OF APPLICANT

720 Statler Office Building, Boston, MA 02116

MUNICIPALITIES WHERE ACTIVITY IS PROPOSED AND NOTICE IS FILED

Cambridge

DESCRIPTION OF PROPERTY INVOLVED IN APPLICATION (including the dimensions of any existing buildings, decks, marinas, existing cesspools)

The property involved is owned by the applicant, by Irving B. Moore Industries, and by the MBTA. Cambridge One Associates has obtained a 30 foot wide parking easement perpendicular to Rindge Avenue Extension from the MBTA and an access easement from Irving B. Moore Industries. The northern strip is bare ground currently used for storage of construction equipment for the MBTA garage. The southern strip is vegetated with 0.17 acres of wetlands. This wetland is a combination wooded swamp and herbaceous marsh community and has been recognized by the Cambridge Conservation Commission as significant to the interests of the Wetlands Act. It serves as a wetland sink and water quality "renovation" area as well as providing flood control.

DESCRIPTION OF MODIFICATIONS PROPOSED ON THE SITE, including grading, dredging, removal of vegetation, etc.

The property will be graded and partially paved with porous pavement to maximize direct infiltration. Compensatory wetlands will be created in the southern strip and in the northern strip. A 5' wide wetland swale will also be created in the northern area.

A. SOILS

1. United States Department of Agriculture Soil Types (show on map)

The City of Cambridge has not been mapped by the Soil Conservation Service. However, the USGS mapped the area as underlain by extensive clay deposits with local deposits of sand and gravel (Hydrology and Water Resources of the Coastal Drainage Basins of Northeastern Massachusetts, from Castle Neck River, Ipswich to Mystic River, Boston. Delaney & Gay, USGS.) In addition, filling and dumping of debris has occurred on the property.

2. Permeability of soil on the site. (Dates of testing)

Subsurface exploration performed for construction of One Alewife Place, formerly 35 Rindge Avenue Extension, in August, 1979 indicated the permeability of the soil to be .03-2.8 feet/day (DEQE File No. 123-34). No tests were performed on the MBTA property.

3. Rate of percolation of water through the soil. (Dates of testing)

5 min. to greater than 30 min./inch on adjacent building site. These rates were taken from subsurface exploration for One Alewife Place (DEQE File No. 123-34). No tests were performed on the MBTA property.

B. SURFACE WATERS

1. Distance of site from nearest surface water (Date of measurement).

A swale with seasonal standing water is located on the southern easement strip. The proposed parking areas are approximately 650 feet (at the nearest point) from the Alewife Brook. This measurement was scaled from the F.E.M.A. Flood Insurance Rate Map of the City of Cambridge, Massachusetts, dated July 5, 1982.

2. Sources of runoff water

Precipitation and runoff are collected from adjacent parking and impervious areas. (The proposed design will not alter the existing conditions.)

3. Rate of runoff from the site

Northern Strip:	Existing:	0.22 cfs	(100 year Storm)
	Proposed:	0.5 cfs	(100 year storm)
Southern Strip:	Existing:	8.82 cfs	(100 year storm)
	Proposed:	8.62 cfs	(100 year storm)

4. Destination of runoff water

Due to the porous pavement and the wetland areas, no runoff will be leaving the site by direct surface discharge as overland flow. The proposed compensatory wetlands will act as a sink and water will infiltrate directly to the water table.

5. Chemical additives to runoff water on the site

In order to minimize salt impacts, a salt/sand mixture will be applied during winter months to provide for public safety.

C. GROUND COVER

1. Extent of existing impervious ground cover on the site

None.

2. Extent of proposed impervious ground cover on the site

The proposed 0.17 acres of wetlands, when saturated, will be impervious. In addition, although parking will be provided, porous pavement will be used. The northern strip will have 9,148 s.f porous cover with adjacent compensatory wetland. The southern strip will have 7,013 s.f. porous cover with adjacent compensatory wetland.

3. Extent of existing vegetative cover on the site

The northern area has no vegetation at present due to storage of equipment for construction of the MBTA garage. The southern area has a lawn with about 10 trees and adjacent wetlands. The existing vegetation cover totals 15,856 s.f. or 57% of the projected area.

4. Extent of proposed vegetative cover on the site

The northern strip will have a 304 foot long swale along the eastern edge of pavement and 697 sq. ft. wetland area adjacent to Rindge Avenue Extension. The southern strip will provide 6,708 sq. ft. compensatory wetland. These compensatory wetlands will to act in a fashion similar to the existing wetlands.

D. TOPOGRAPHY

1. Maximum existing elevation on site

19.0 feet: City of Cambridge datum

2. Minimum existing elevation on site

15.5 feet: City of Cambridge datum

3. Maximum proposed elevation of site

19.0 feet: City of Cambridge datum

4. Minimum proposed elevation of site

15.9 feet: City of Cambridge datum

5. Description of proposed change in topography

Net excavation and grading are proposed in order to extend the existing parking areas.

E. GROUND WATER

No tests were performed for the property involved, however, subsurface exploration performed in August 1979 for construction of One Alewife Place revealed the following:

1. Minimum depth to water table on site (at time of filing)

6 feet below the surface

2. Maximum depth to water table on site (at time of filing)

7 feet below the surface

3. Seasonal maximum ground water elevation

Less than 6 feet below the surface

F. WATER SUPPLY

1. The source of the water to be provided to the site.

No increase in water demand will result from expansion of the parking area. The existing buildings are currently serviced by the City of Cambridge Municipal Water Supply.

2. The expected water requirements (g.p.d.) for the site.

No additional water requirements, other than during the construction phase, will result from the proposed project.

-
3. The uses to which water will be put.

Construction only.

G. SEWAGE DISPOSAL

1. Sewage disposal system (description and location on the site, of system)

No sewage disposal system is proposed as part of the parking lot expansion.

-
2. Expected content of the sewage effluents (human waste, pesticides, detergents, oils, heavy metals, other chemicals)

N/A

-
3. Expected daily volume of sewage

N/A

H. SOLID WASTE

1. Estimated quantity of solid waste to be developed on the site

There will be temporary generation of solid waste during the construction period. After completion of the parking area, no significant additional quantities of solid waste will be generated.

-
2. Method for disposal of solid waste

Private contractor.

-
3. Plans for recycling of solid waste

None.

I. BOAT YARDS, DOCKS, MARINAS

1. Capacity of marina (number of boats, running feet)

N/A

2. Description of docks and floats (site, dimensions)

N/A

3. Description of sewage pumpout facilities (type of waste disposal)

N/A

4. Description of fueling facilities and fuel storage tanks

N/A

5. Description of fuel spill prevention measures and equipment

N/A

J. IMPACT OF PROPOSED ACTION APPLIED FOR

1. Effects on plant species (upland and marine):

During construction the existing lawn and wetland areas will be altered, however, 100% compensatory wetlands will be created. In addition, a planting plan is being designed for the compensatory wetland area.

2. Effects on marine species (shellfish, finfish)

None.

3. Effects on drainage and runoff

No surface runoff will be discharged from the project site. The proposed compensatory wetlands are designed to function in a fashion similar to the existing wetlands as a sink or retention area. Water collected on the site will be recharged to the groundwater.

4. Effects on siltation of surface waters:

None. No significant adverse effects on siltation of surface waters will occur because runoff will infiltrate to the water table due to the porous pavement and compensatory wetland.

5. Effects on groundwater quality:

Porous pavement will be used for the parking areas. There will be no significant increase in urban runoff pollutants because of the extensive existing parking and developed areas in the vicinity of the site.

6. Effects on surface water quality:

There will be no significant adverse impacts to surface water quality as a result of the proposed project.

K. ALTERNATIVES TO PROPOSED ACTION

1. Describe alternatives to the requested action

1. Construction of smaller parking area.

2. Describe the benefits of the requested action over the alternatives.

Parking for One Alewife Place will be adequately supplied. The applicant proposes a number of improvements to the I. B. Moore Industries property and the MBTA property including improved access to the existing Moore parking lot, and preparation of a landscape plan to enhance the appearance of the area. Improved circulation of the One Alewife Place lot and improved drainage design on the applicant's lot and the Moore lot are also important benefits of the proposed project.

The proposed compensatory wetland will provide a greater basin area available for flood water retention at elevation 15.9 feet, essentially expanding the storage capacity of the existing swale. With a larger area excavated to this depth, the surface area of standing water will be expanded, enhancing the wildlife habitat characteristics of the site.
