SHOOSHANIAN
ENGINEERING
ASSOCIATES
INCORPORATED

330
CONGRESS STREET
BOSTON
MASSACHUSETTS
02210-1216
TEL 617/426 0110
FAX 617/426 7358



Mary

I would just mail — not for Comm. hrs 8 Aug?

Thanks,
Joe

18 July 1989

City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Sir/Madam:

Please find enclosed for your review a copy of the Environmental Notification Form for the Cambridgepark Place Project in Cambridge, MA. Submission of this form is pursuant to the fail-safe provision of the MEPA regulations (301 CMR 11.03 (6)).

Very truly yours,

SHOOSHANIAN ENGINEERING ASSOCIATES, INC.

David Gardner, P.E.
Manager Civil Engineering Department

DG/llw:725-12

cc: Office File

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David Gardner, P.E.
Manager Civil Engineering Department

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cc: Office File

11.28: Environmental Notification Form

# ENVIRONMENTAL NOTIFICATION FORM

I. SUMMARY

A. Project Identification
1. Project Name One Cambridgepark Place
Address/Location OneCambridgepark Place
City/Town Cambridge, MA
2. Project Proponent Cambridge Park Place, Inc.
Address c/o Roberts Newman Katz *
3. Est. Commencement June 1990 . Est. Completion Dec. 1992 .
Approx. Cost $ 20 mil. . Status of Project Design 35 % Complete.
4. Amount (if any) of bordering vegetated wetlands, salt marsh, or tidelands to be dredged, filled, removed, or altered (other than by receipt of runoff) as a result of the project.
0 acres 0 square feet.
5. This project is categorically included and therefore requires preparation of an EIR.
Yes _____ No X ?

B. Narrative Project Description
Describe project and site.

The project involves the construction of a 201,658 sq. ft. office/retail/ restaurant building including utilities and parking. Preparation of the site will include demolition of an existing 1 story brick and stucco building, a.k.a. John D. Lyon, Inc. and a one story concrete block and metal building a.k.a. the Middlesex Welding Supply Co. The site encompasses the existing Aku Aku Restaurant along with the two existing buildings and borders Alewife Brook Parkway, Cambridge Park Drive and West Roadway Extension (a cul-de-sac road that intersects Cambridge Park Drive approximately 400' west of Alewife Brook Parkway). Access to the site will be by way of West Roadway Extension.

The project will be constructed in two phases. The first phase will include construction of a 148,000 SF office/retail building. The existing 550 seat Aku Aku restaurant will remain during the first phase.

The second phase will involve demolition of the existing Aku Aku restaurant and completion of the proposed building to include an 8,000 square foot 200 seat restaurant, and 45,658 square feet of office space.

Copies of the complete ENF may be obtained from (proponent or agent):
Name: David Gardner, P.E. Firm/Agency: Shooshanian Engineering Assoc.
Address: 330 Congress St. Boston Phone No. (617) 426-0110
02210

1986 THIS IS AN IMPORTANT NOTICE. COMMENT PERIOD IS LIMITED.
For Information, call (617) 727-5830

* c/o Roberts Newman Katz
1330 Boylston Street
Chestnut Hill, MA 02167

11.28: continued

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C. List the State or Federal agencies from which permits or other actions have been/will be sought:

| Agency Name | Permit | Date filed; file no. |
|---|---|---|
| See Attached Sheet | | |

D. List any government agencies or programs from which the proponent will seek financial assistance for this project:

| Agency Name | Funding Amount |
|---|---|
| None | |

E. Areas of potential impact (complete Sections II and III first, before completing this section).

1. Check all areas in which, in the proponent's judgment, an impact of this project may occur. Positive impacts, as well as adverse impacts, may be indicated.

| | Construction Impacts | Long Term Impacts |
|---|---|---|
| Inland Wetlands | | |
| Coastal Wetlands/Beaches | | |
| Tidelands | X | X |
| Traffic | | |
| Open Space/Recreation | | |
| Historical/Archaeological | | |
| Fisheries/Wildlife | X | POS |
| Vegetation/Trees | | |
| Agricultural Lands | | |
| Water Pollution | | X |
| Water Supply/Use | X | X |
| Solid Waste | | |
| Hazardous Materials | X | |
| Air Pollution | X | |
| Noise | | |
| Wind/Shadow | | |
| Aesthetics | | |
| Growth Impacts | | |
| Community/Housing and the Built Environment | | |
| Other (Specify) compensatory flood storage will be provided | | |

2. List the alternatives which have been considered.

1C.

Conservation Commission - Notice of Intent - 7/30/87

Conservation Commission - Permit to Planning Board - 7/30/87

MDC - Letter requesting installation of 15" 0 drainpipe - 7/17/87

Conservation Commsision - NOI Amendment - 5/4/88

MDC - Connection to Cambridge Culvert - 7/30/87

Con. Comm. - NOI Supplement B - 9/9/87

Con. Comm. - NOI Supplement A - 9/14/87

Con. Comm. - Order of Conditions - 11/3/83 DEQE 123-44

Con. Comm. - Order of Conditions - 9/30/87 DEQE 123-62

11.28: continued



F. Has this project been filed with EOEA before? No X Yes _____ EOEA No. _____

G. WETLANDS AND WATERWAYS

1. Will an Order of Conditions under the Wetlands Protection Act (c.131s.40) or a License under the Waterways Act (c.91) be required?
   Yes X No _____
2. Has a local Order of Conditions been:
   a. issued? Date of issuance 11/3/83, DEQE File No. 123-44 and 9/30/87 123-62
   b. appealed? Yes _____ ; No _____ .
3. Will a variance from the Wetlands or Waterways Regulations be required? Yes _____ ; No X .

II. PROJECT DESCRIPTION

A. Map; site plan. Include an original 8½ x 11 inch or larger section of the most recent U.S.G.S. 7.5 minute series scale topographic map with the project area location and boundaries clearly shown. If available, attach a site plan of the proposed project.

B. State total area of project: 2.13 acres.
Estimate the number of acres (to the nearest 1/10 acre) directly affected that are currently:

1. Developed ..... 2.13 acres
2. Open Space/ Woodlands/Recreation ..... 0 acres
3. Wetlands ..... 0 acres
4. Floodplain ..... 0.6 acres
5. Coastal Area ..... 0 acres
6. Tidelands ..... 0 acres
7. Productive Resources
   Agriculture ..... 0 acres
   Forestry ..... 0 acres
8. Other ..... — acres

C. Provide the following dimensions, if applicable:

| | Existing | Increase | Total |
|---|---|---|---|
| Length in miles | | | N/A |
| Number of Housing Units | | | NA |
| Number of Stories | 1 | 6 | 7* |
| Gross Floor Area in square feet | 20,230 | 181,428 | 201,658 |
| Number of parking spaces PHASE I | 150 est. | 300 | 450 |
| Number of parking spaces TOTAL | 150 est. | 347 | 497 |
| Total of Daily vehicle trips to and from site (Total Trip Ends) | 1020 | 3100 | 4020 ** |
| Estimated Average Daily Traffic on road(s) serving site | | | |
| 1. Cambridge Park Drive | 9,100 | 3,100 | 12,200 |
| 2. | | | |
| 3. | | | |

* 7 floors above ground/ 3 parking levels below ground

** Source: Bruce Campbell & Associates

D. TRAFFIC PLAN. If the proposed project will require any permit for access to local roads or state highways, attach a sketch showing the location and layout of the proposed driveway(s).

Project will use the existing driveway curb cut to West Roadway extension.

11.28: continued



## III. ASSESSMENT OF POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS

*Instructions:* Explain direct and indirect adverse impacts, including those arising from general construction and operations. For every answer explain why significant adverse impact is considered likely or unlikely to result. Positive impact may also be listed and explained.

Also, state the source of information or other basis for the answers supplied. Such environmental information should be acquired at least in part by field inspection.

A. Open Space and Recreation

1. Might the project affect the condition, use, or access to any open space and/or recreation area?

*Explanation and Source:*

No. The nearest recreation area to the site is Jerry's Pond (approximately 275' away) which is separated from the site by the Alewife Brook Parkway.
Source: Shooshanian Engineering Assoc.

2. Is the project site within 500 feet of any public open space, recreation, or conservation land?

*Explanation and Source:*

The site is approximately 275' from privately-owned Jerry's Pond.

Source: Shooshanian Engineering Assoc.

B. Historic and Archaeological Resources

1. Might any site or structure of historic significance be affected by the project? (Prior consultation with Massachusetts Historical Commission is advised.)

*Explanation and Source:*

No. A demolition permit has been issued.

Source: Cambridge Historical Comm.

2. Might any archaeological site be affected by the project? (Prior consultation with Massachusetts Historical Commission is advised.)

*Explanation and Source:*

No.

Source: Cambridge Historical Comm.

C. Ecological Effects

1. Might the project significantly affect fisheries or wildlife, especially any rare or endangered species? (Prior consultation with the Massachusetts Natural Heritage Program is advised).

*Explanation and Source:*

The site was previously developed, consisting of buildings (one recently demolished) and pavement that will be removed in order to make way for the proposed building, therefore, no fisheries or wildlife exist on the present site.

Source: Shooshanian Engineering Assoc.

11.28: continued



2. Might the project significantly affect vegetation, especially any rare or endangered species of plant? (Prior consultation with the Massachusetts Natural Heritage Program is advised.)
(Estimate approximate number of mature trees to be removed: 3 )
*Explanation and Source:*

The site was previously developed, consisting of existing buildings and pavement that was removed in order to make way for the proposed building. The site is also abutted by 3 existing roads and an existing restaurant. The plantings proposed exceed what presently exists on site.

Source: Hammer Kiefer and Todd, Inc.

3. Agricultural Land. Has any portion of the site been in agricultural use within the last 15 years? If yes, specify use and acreage.

*Explanation and Source:*

No. The two existing buildings on site, one recently demolished, were used as a welding supply shop and a gardening sales shop. The Aku Aku restaurant is also on site.

Source: Hammer Kiefer and Todd, Inc.

D. Water Quality and Quantity

1. Might the project result in significant changes in drainage patterns?

*Explanation and Source:*

The project will not significantly change the drainage patterns. Proposed drainage structures will connect to existing drainage facilities that currently remove runoff from the site. Compensatory flood storage will be provided.

Source: Shooshanian Engineering Assoc.

2. Might the project result in the introduction of any pollutants, including sediments, into marine waters, surface fresh waters or ground water?

*Explanation and Source:*

Sediments introduced to the site from sanding roads will be trapped in CB's prior to entering the existing drainage facilities. Existing buildings and pavement will be demolished to make way for the proposed development. No introduction of any additional sediments or pollutants should occur for proposed conditions.

Source: Shooshanian Engineering Assoc.

3. Does the project involve any dredging? No X Yes _____ Volume _____. If 10,000 cy or more, attach completed Standard Application Form for Water Quality Certification, Part I (314 CMR 9.02(3), 9.90, DEQE Division of Water Pollution Control).

11.28: continued



4. Will any part of the project be located in flowed or filled tidelands, Great Ponds, or other waterways? (Prior consultation with the DEQE and CZM is advised.)

*Explanation and Source:*

The project is located within the limits of flood zone A-5.

Source: Shooshanian Engineering Assoc.

5. Will the project generate or convey sanitary sewage? No _____ Yes X
If Yes, Quantity: 21,325 gallons per day
Disposal by: (a) Onsite septic systems ..... Yes _____ No X
(b) Public sewerage systems (location; average and peak daily flows to treatment works) ..... Yes X No _____

*Explanation and Source:*

The quantity of sewage generated was estimated using the guidelines set forth in Title 5 for the square footage of space proposed on site.

185,658 SF x 75 GPD / 1000 SF = 13,924 GPD (office)
8,000 SF x 5 GPD / 100 SF = 400 GPD (retail)
200 seats x 35 gal/seat / day = 7,000 GPD (restaurant)

Source: Shooshanian Engineering

6. Might the project result in an increase in paved or impervious surface over a sole source aquifer or an aquifer recognized as an important present or future source of water supply?

*Explanation and Source:*

The site is presently developed, existing buildings and pavement will be replaced by the proposed building and parking. There will be no significant changes in area of impervious surfaces.

The site is not located over a present or future water supply.

Source: Cambridge Water Dept.

7. Is the project in the watershed of any surface water body used as a drinking water supply?

*Explanation and Source:*

No.

Source: Cambridge Water Dept.

8. Are there any public or private drinking water wells within a 1/2-mile radius of the proposed project?

*Explanation and Source:*

No.

Source: Cambridge Water Dept.

11.28: continued

P.7

9. Does the operation of the project result in any increased consumption of water?
Approximate consumption 21,325 (total) gallons per day. Likely water source(s) _____
*Explanation and Source:*

The project will generate an increase in water consumption. Source of water is from reservoirs in Weston, Lincoln, and Fresh Pond in Cambridge.

Source: Shooshanian Engineering Associates

E. Solid Waste and Hazardous Materials

1. Estimate types and approximate amounts of waste materials generated, e.g., industrial, domestic, hospital, sewage sludge, construction debris from demolished structures. How/ where will such waste be disposed of?

*Explanation and Source:*

One building will be demolished: a 900 SF one story concrete block and metal building. Approximately 250 cy of existing bituminous concrete pavement will be removed. This debris may be used as solid fill.

Source: Shooshanian Engineering

2. Might the project involve the generation, use, transportation, storage, release, or disposal of potentially hazardous materials?

*Explanation and Source:*

No. The proposed building will be strictly office/retail/restaurant space. There will be no hazardous materials involved.

Source: Hammer Kiefer & Todd

3. Has the site previously been used for the use, generation, transportation, storage, release, or disposal of potentially hazardous materials?

*Explanation and Source:*

No. The buildings on site were used as a welding supply shop and a gardening sales shop.

The site has been inspected and tested for oil, hazardous mateials, herbicides and pesticides. The site has been found to be free of contamination.

Source: Environmental Impact Services, Inc.

F. Energy Use and Air Quality

1. Will space heating be provided for the project? If so, describe the type, energy source, and approximate energy consumption.

*Explanation and Source:*

The source of heating will be by gas fired water source heat pumps. The consumption is unknown at this time.

Source: Hammer Kiefer & Todd

11.28: continued



2. Will the project require process heat or steam? If so, describe the proposed system, the fuel type, and approximate fuel usage.

*Explanation and Source:*

The proposed project will be office/retail/restaurant space, no process heat or steam will be required.

Source: Hammer Kiefer & Todd

3. Does the project include industrial processes that will release air contaminants to the atmosphere? If so, describe the process (type, material released, and quantity released).

*Explanation and Source:*

The proposed building will include office/retail/restaurant space, there will not be any industrial processes involved with the project.

Source: Hammer Kiefer & Todd

4. Are there any other sources of air contamination associated with the project (e.g. automobile traffic, aircraft traffic, volatile organic compound storage, construction dust)?

*Explanation and Source:*

There will be an incease in traffic associated with the proposed site development.

There will be dust generated during construction which the contractor will be required to control through compliance with the construction specifications.

Source: Shooshanian Engineering Assoc.

5. Are there any sensitive receptors (e.g. hospitals, schools, residential areas) which would be affected by air contamination caused by the project?

*Explanation and Source:*

N.A. Office/Retail/Restaurant Use Only

Source: Shooshanian Engineering Assoc.

G. Noise

1. Might the project result in the generation of noise?

(Include any source of noise during construction or operation, e.g., engine exhaust, pile driving, traffic.)

*Explanation and Source:*

Noise will be generated by heavy machinery during the construction phase of the project. Operations will be limited to normal daytime working hours.

Source: Shooshanian Engineering Assoc.

11.28: continued



2. Are there any sensitive receptors (e.g., hospitals, schools, residential areas) which would be affected by any noise caused by the project?

*Explanation and Source:*

N.A. Office/Retail/Restaurant Use Only

Source: Shooshanian Engineering Assoc.

3. Is the project a sensitive receptor, sited in an area of significant ambient noise?

*Explanation and Source:*

The project is not a sensitive receptor. All functions will be conducted inside the bulding structure.

Source: Shooshanian Engineering Assoc.

H. Wind and Shadow

1. Might the project cause wind and shadow impacts on adjacent properties?

*Explanation and Source:*

No. Maximum shadow patterns fall on street rights of way on 3 sides and on railroad right of way on a 4th. No unusual wind patterns will be created by building.

Source: Hammer Kiefer & Todd

I. Aesthetics

1. Are there any proposed structures which might be considered incompatible with existing adjacent structures in the vicinity in terms of size, physical proportion and scale, or significant differences in land use?

*Explanation and Source:*

No. The building conforms to design review guidelines and regulations of the local planning board in the Alewife Parkway Overlay District.

Source: Hammer Kiefer & Todd

2. Might the project impair visual access to waterfront or other scenic areas?

*Explanation and Source:*

No. The building does not impair visual access to the Alewife Brook Reservation or the Jerry's Pond area and will enhance the view from the road along Alewife Brook Parkway.

Source: Hammer Kiefer & Todd

11.28: continued

P.10

## IV. CONSISTENCY WITH PRESENT PLANNING

Discuss consistency with current federal, state and local land use, transportation, open space, recreation and environmental plans and policies. Consult with local or regional planning authorities where appropriate.

The building is consistant with the long term urban design and planning goals of the City of Cambridge in the project area. As proposed in Alewife Revitalization (Cambridge Community Development Department APril 1979) and embodied in the Parkway Overlay District provisions of the Cambridge Zoning Ordinance, the intent is in part ". . . to encourage development which will protect and enhance the use and enjoyment of public open space resources." This project has received a Special Permit required under these provisions. Access to public transportation at the Alewife T station is immediately adjacent and automobile access will be enhanced by improvements projected by the MDPW, starting with the Alewife Immediate Action Project.

Source: Hammer Kiefer & Todd

## V. FINDINGS AND CERTIFICATION

A. The public notice of environmental review has been/will be published in the following newspaper(s):

(NAME) Cambridge Chronicle (Date) JULY 20, 1989

B. This form has been circulated to all agencies and persons as required by 301 CMR 11.24.

CAMBRIDGEPARK PLACE, INC

7/13/89 — Date

Signature of Responsible Officer or Project Proponent — Date 7/13/89

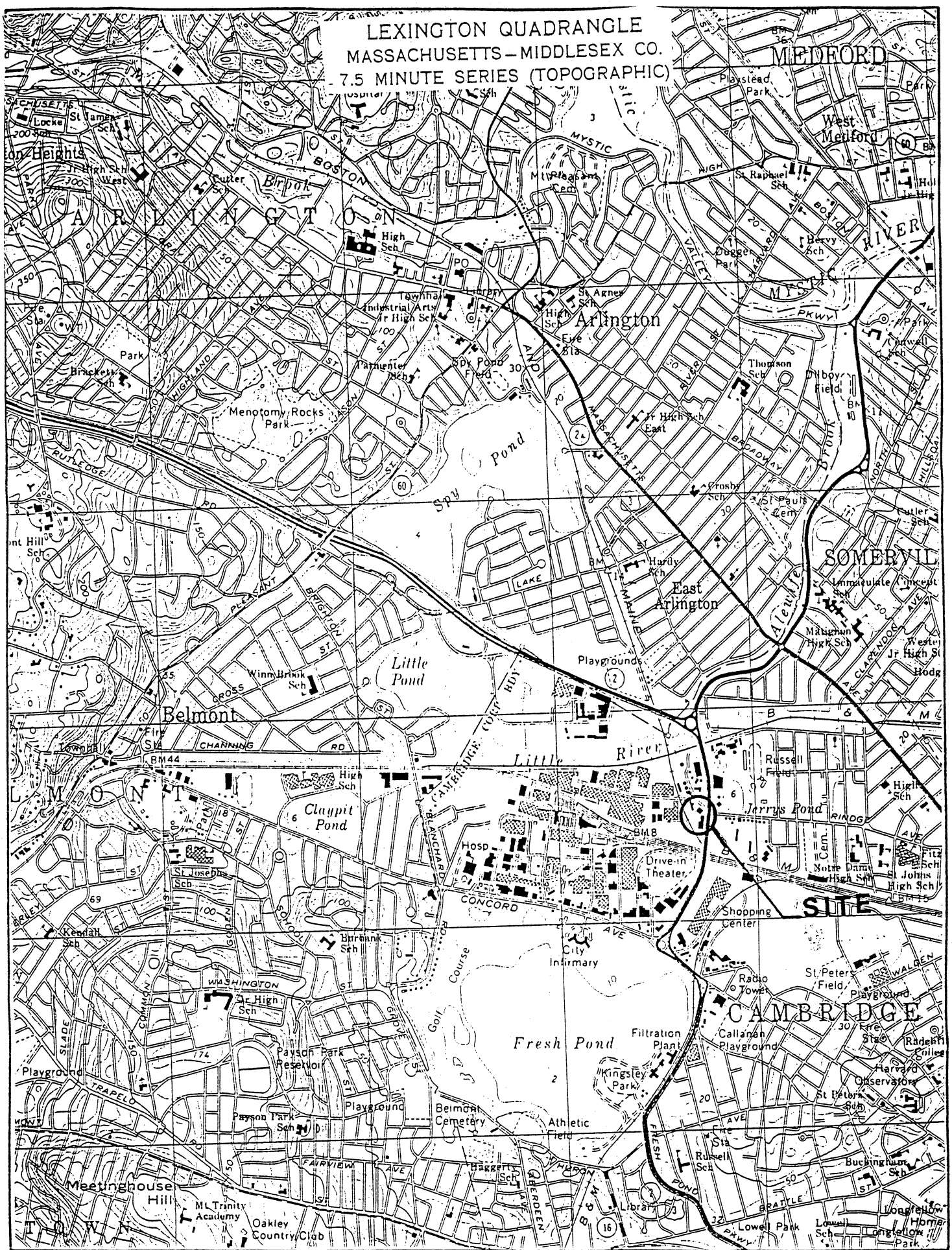
Signature of person preparing ENF (if different from above) 7/14/89

Gary F. Snerson, V.P.
Name (print or type)

Address 1330 Boylston St.
Chestnut Hill, MA 02167
Telephone Number 617-734-8600

DAVID GARDNER, P.E.
Name (print or type)

Address 330 CONGRESS ST.
BOSTON, MA.
Telephone Number 617-426-0110




| | | |
|---|---|---|
| Shooshanian Engineering Associates<br>330 Congress Street<br>Boston, Massachusetts 02210 | 1 CAMBRIDGE PARK DRIVE<br>LOCUS PLAN | JOB NO.<br>DRAWN<br>CHECK<br>SCALE 1:25000<br>DATE JULY 1987 |
| | | L-1<br>SHEET NO. |

ENF CIRCULATION LIST: CAMBRIDGEPARK PLACE PROJECT

Mr. John DeVillars, Secretary
Executive Office of Environmental Affairs
100 Cambridge Street - 20th Floor
Boston, MA 02202
ATTN: MEPA Unit

DEQE
Metropolitan Boston/Northeast
Regional Office
5 Commonwealth Avenue
Woburn, MA 01801

Executive Office of
Commmunities & Development
State Clearinghouse
100 Cambridge St., 9th Floor
Boston, MA 02202

Metropolitan Area Planning Council
60 Temple Place
Boston, MA 02111

Conservation Commission
City of Cambridge
57 Inman Street
Cambridge, MA 02139

Massachusetts Department of Public Works
District 8
400 D Street
Boston, MA 02210

Planning Board
City of Cambridge
57 Inman Street
Cambridge, MA 02139

Massachusetts Water Resources Authority
100 First Avenue
Charlestown Navy Yard
Boston, MA 02129

Jane Garvey
Massachusetts Department of Public Works
10 Park Plaza
Boston, MA 02202

Department of Environmental Quality Engineering
One Winter Street
Boston, MA 02108

Massachusetts Historical Commission
80 Boylston Street
Boston, MA 02116

Mr. Richard Easler
Community Development Office
City of Cambridge
57 Inman Street
Cambridge, MA 02139

City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Metropolitan District Commission
Permits Division
20 Somerset Street
Boston, MA 02108

Metropolitan District Commission
Planning Division
20 Somerset Street
Boston, MA 02108

Mr. Thomas P. Glynn
General Manager, MBTA
Transportation Building
10 Park Plaza
Boston, MA 02116

S-493

Comm. received from David Gardner, P.E., Manager, Civil Engineering Dept. of Shoos-hanian Engineering Associates, Inc., trans-mitting for informational purposes a copy of the Environmental Notification Form for the Cambridgepark Place Project in Cambridge.

July 21, 1989