

FOR THE CITIZENS OF CAMBRIDGE:

Two Questions.

1. Why is there not at least one job for everybody who lives here?
2. Why is the automobile traffic so heavy during rush hours, walking dangerous, and the air polluted?

Number of persons

employed in Cambridge

Change from 1970 to 1990:

The number of employable Cambridge residents

the year 1970	the year 1980	the year 1990
77,281	86,500	109,248
48,993	49,682	54,097
*****	*****	*****

Of the 109,248 people who held jobs in Cambridge in 1990:

25,455	37,800	45,993
lived in Cambridge,	lived in abutting towns & cities,	lived in the rest of the world.

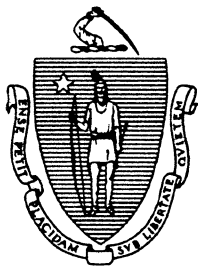
Of the

25,455	37,800	45,993	people who
lived in Cambridge,	lived in abutting towns & cities,	lived in the rest of the world,	
6,313	17,086	32,563	Drove to and from work alone,
3,131	12,852	6,761	Used public transportation,
11,327	2,457	644	Walked.
1,680	4,082	5,749	Shared a car or van ride,
1,985	302	17	Bicycled.

Thus, one might estimate that, because there are so many more jobs in Cambridge than there are people who can work at those jobs, between 99,000 and 106,000 vehicle trips in and out of Cambridge, mostly during rush hours, are generated by people who cannot or do not wish to live here.

What would you like it to be in the year 2000?

CNI, 7-23-98
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COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Metropolitan Boston - Northeast Regional Office

ARGEO PAUL CELLUCCI
Governor

TRUDY COXE
Secretary

DAVID B. STRUHS
Commissioner

JUL 15 1998

Polaroid Corporation
750 Main Street
Cambridge, MA 02139
Attention: Mr. James Harrison

RE: Cambridge
Polaroid Corp.
784 Memorial Dr.
RTN 3-1959

1998 JUL 23 P 4:56
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOTICE OF AUDIT

*This is an important notice.
Promptly respond to any requests contained herein.*

Dear Mr. Harrison:

Massachusetts General Law Chapter 21E requires the Massachusetts Department of Environmental Protection (the Department) to audit response actions not approved by the Department at sites of releases of oil or hazardous material to ensure that these actions are being conducted according to M.G.L. c. 21E, the Massachusetts Contingency Plan (MCP), and other relevant laws and regulations. The MCP at 310 CMR 40.1100 establishes procedures for conducting such audits.

The site referenced above has been selected by the Department for an audit. The audit will be conducted by Department staff in the Northeast Regional Office in Wilmington. The audit will initially focus on a Response Action Outcome Statement, prepared by Paul F. Reiter, Licensed Site Professional (LSP) # 5767, and received by the Department on September 27, 1994. Additional response actions may also be examined as appropriate.

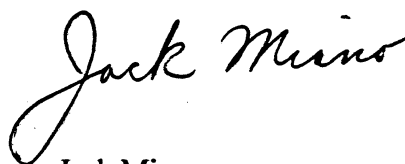
This notice describes the scope of the audit and the type of audit activities the Department initially intends to perform. A fact sheet and flow chart that describe the audit process are also enclosed with this notice. Note that, during an audit, response actions can proceed as planned unless you are otherwise notified by the Department.

At the completion of this phase of the audit, the Department may:

- (1) issue a Notice of Audit Findings which may include a statement of violations or deficiencies and steps to correct those violations or deficiencies;
- (2) request a meeting with you, and if you choose, a representative, to discuss response actions and other supporting evidence to demonstrate compliance and then issue a Notice of Audit Findings;
- (3) conduct further site investigations and then issue a Notice of Audit Findings;
- (4) issue a Notice of Audit Findings that sets an Interim Deadline to correct violations or deficiencies or to prepare an Audit Follow-up Plan; or
- (5) initiate enforcement actions listed at 310 CMR 40.1140(2) if violations of M.G.L. c. 21E or the MCP have been identified.

If you have any questions regarding this notice, please contact Jack Miano or Sharon Gobiell at (978) 661-7600 or the letterhead address.

Very truly yours,



Jack Miano
Environmental Engineer



Patricia M. Donahue
Chief, Compliance Branch
Bureau of Waste Site Cleanup

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Enclosures: Audit Fact Sheet
Flow Chart

Cambridge - 784 Memorial Drive

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cc: DEP/Wilmington, Data Entry/Files
Board of Health, 1493 Cambridge Street, Cambridge, MA 02139
Attention: Health Officer
City of Cambridge, 795 Massachusetts Ave., Cambridge, MA 02139
Attention: Mayor's Office
City of Cambridge, Community Development Department, City Hall Annex, 57 Inman
St., Cambridge, MA 02139, Attention: John Bolduc
Mr. Stash Horowitz, 12 Florence Street, Cambridge, MA 02139-4639
~~GZA GeoEnvironmental, Inc., 320 Needham Street, Newton Upper Falls, MA 02164,~~
Attention: Paul F. Reiter

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

JULY 19, 1998

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OFFICE OF THE
CAMBRIDGE, MASSACHUSETTS**CITY**
WEEKLY**CAMBRIDGE**

THE BOSTON SUNDAY GLOBE • JULY 19, 1998

Polaroid site to be audited

CAMBRIDGE - Responding to pressure from Cambridgeport residents, officials from the state Department of Environmental Protection announced last week the agency would undertake an environmental audit of a Memorial Drive property slated to be the headquarters of the Polaroid corporation.

The Cambridgeport Neighborhood Initiative requested what is called a "targeted audit" of the property at 784 Memorial Dr. earlier this year due to concerns that chemical contamination may have resulted from previous uses of the property. The Boston firm Spaulding & Slye is developing the site, and is also part owner of the property in a joint venture with Polaroid.

DEP environmental engineer Jack Miano confirmed last week that, based on information provided by the neighborhood group, "a decision was made that we would proceed with the audit."

The intent, according to Miano, is to determine whether the property owner, the 784 Memorial Drive LLC, has complied with state environmental laws. If the audit, which could take several months, finds the corporation has adequately reported environmental conditions on the property, the investigation will end. If the state finds noncompliance with the law, the audit will trigger a series of steps requiring documentation of the extent and type of contamination, risk assessments associated with exposure to chemicals, and remediation plans to alleviate any risk.

Before Polaroid took over the site in 1967, the property was home to Dover Stamping & Manufacturing, a metal working firm, as well as B.B. Chemical Co., which produced adhesive for shoes. Polaroid bought the property from the Massachusetts Institute of Technology in 1979. The company's headquar-

ters are currently in Technology Square, but are scheduled to move into the historic building facing Memorial Drive when the 240,000 square foot development is complete.

According to Miano, 784 Memorial Drive LLC already has submitted a "response action outcome," ordinarily the last step of the audit process, which states the company believes there is no significant risk at the site.

Stash Horowitz, cochairman of the Cambridgeport Neighborhood Initiative, called the DEP's decision to undertake the audit "very significant."

"It's the first step toward getting a more thorough examina-

tion of that site," he said.

Bob Guenther, vice president of corporate communications at Polaroid, said it was "a little hard to respond" last week because the company had not received official notification of the audit. He did say the company has already cooperated with the DEP to clean up two contaminated spots on the site, and is "confident that any audit will find that things are in order and safe."

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environmental
laws.**

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal
c/o Maria Picheco, Secretary
831 Massachusetts Avenue
Cambridge, MA 02139

Elie Yarden
143 Pleasant Street, 2A
Cambridge, MA 02139
(617) 491-5350
May 29, 1998

SUPPORTING STATEMENT FOR APPEAL OF BUILDING PERMITS ISSUED TO 784 MEMORIAL DRIVE LLC, for proposed project at 784 Memorial Drive, Cambridge.

As a direct abutter, and as a co-chair of a neighborhood association, the Cambridgeport Neighborhood Initiative (CNI), I wish to appeal the issuance of building permits for a 10,000 sf addition to Building #1 at 784 Memorial Drive (permit no. unavailable from ISD on May 29, but issued on April 30, according to the Commissioner), and for a 577-car garage, permit #1197111, issued February 5, after certain agreements in a letter from the chief partner, Spaulding & Slye to the City of Cambridge.

This agreement was broken on March 31, when the proponent "postponed" the relocation of two curb cuts. The Commissioner of ISD was asked to revoke the garage permit, as well as the permit for the addition, at a meeting with four members of the CNI on May 6. It is the issuance of these permits, and the Commissioner's refusal to revoke them, that I am appealing. We were asked to follow this procedure after an April 22 meeting with the State Board of Building Regulations & Standards, and its chief attorney, Joseph Lalli.

Attached to this statement are various documents in support of this appeal.

Specifically, Article 9.12 of the Cambridge Zoning Ordinance says "... the Superintendent of Buildings shall not grant a permit for the construction or alteration of any building or structure if such construction or alteration would be in violation of any of the provisions of this Ordinance. ... In the event of doubt whether a building permit ... should be issued in any particular case, the Superintendent of Buildings shall deny the application thereof."

Article 9.15 says "The Superintendent of Buildings, upon accurate information in writing from any citizen ... shall institute any appropriate action ... to prevent, correct, restrain or abate violation of this Ordinance ..."

It is contended that, at the May 6 meeting, the Commissioner refused to institute such appropriate action despite notification of two violations of the Zoning Ordinance. Additionally, the Commissioner received two written communications from the CNI in August, 1997 bringing to his attention these and other irregularities.

The 784 Memorial Drive proposal is for construction of 295,000 sf of office space, and an accompanying 577-car structural garage. 250,000 sf is new construction; 45,000 sf is renovation of an existing historic building. Four existing curb cuts surround the site, one on Memorial Drive (which will not be used), two on Pleasant Street, and one on Putnam Avenue near the intersection with Pleasant Street. Cf. attached plan of Canon Associates, architect for the project.

The 577-car garage proposed to use only two of these four curb cuts: one at the T-intersection of Pleasant and Florence Streets, the other on Putnam Avenue, 28 ft from its intersection with Pleasant Street.

The City's Department of Traffic, Parking & Transportation, in a January 27 letter, says that the increased usage which this project will bring makes the Putnam Avenue curb cut "... a high hazard location. ... the Department finds the use of the Putnam Avenue curb cut in its present location as unsafe access to the new parking garage. If the Putnam Avenue curb cut was relocated to the edge of proponent's property line it would be 68 feet from the intersection. If this relocation occurred, the Department would find the use of the curb cut acceptable." Cf. conclusion of January 27 letter.

In the Interim Report of the City's traffic consultant, Barry M. Pell of Rizzo Associates, dated February 2, 1998, the consultant agrees with the above assessment; "The site access shown on Putnam Avenue is inadequate and unsafe." (p. 3). One of the three primary recommendations in this report (Cf p. 5) are "3. Changes in the site access curb cuts" on both Putnam Avenue and on Pleasant Street.

On February 5, Spaulding & Slye agreed to relocate both of the above mentioned curb cuts. Cf letter to City Manager. They were then issued a building permit for the garage that same day, and a building permit for the addition to Building #1, on April 30.

On February 5, ISD approved both curb cut relocations, although the application had no abutter approvals. In fact abutter notifications were sent out only on February 13, March 4 and March 9. On February 25, Public Works Department voided its approval on the curb cut applications, saying "Until such time that the issues are resolved Public Works Department will not approve the application." Cf attached letters.

On March 31, the proponent withdrew his curb cut relocation application, and has not resubmitted it to date. On February 5, the proponent stated on the application plans, that he would not use the Putnam Avenue curb cut, thus requiring over 3000 daily vehicle trips to use one curb cut.

The two sections of the Zoning Ordinance which have been violated in issuing these building permits for new construction are: Article 6.43.4, Sections (b) and (c).

The Pleasant Street curb cut is located at an intersection and violates (b). Cf comments by Stephen H. Kaiser, traffic engineer and consultant to CNI, Curbside Safety at T-intersections; March 23, 1998.

The Putnam Avenue curb cut violates (c), as it is currently adjacent to a City shade tree which does not permit a clear view.

Both curb cuts violate the sense of the Commissioner's December 27, 1997 letter to the City Manager where he says, "If it were determined that public safety would be jeopardized because of the curb cut layout or configuration, then resolution would be required before the building permit or the CO would be issued." Cf December 27 letter.

This resolution was effectively halted when the curb cut relocation application was withdrawn by the proponent. His reasons for postponement are irrelevant. This withdrawal has made both building permits issued in violation of Cambridge Zoning Ordinance.

Sincerely yours,



Elie Yarden, abutter

Attachments

1998 JUL 23 P 4: 57
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

To: The Honorable, the City Councillors

From: The Co-Chairs of the Cambridgeport Neighborhood Initiative (CNI): Daphne Abeel, Gordie Fellman, Stash Horowitz, Anastasia Leotsakos, Laurie Taymor-Berry, Maureen Van Stry, Elie Yarden

Date: July 23, 1998

Re: 2 recent developments re the proposed development by 784 Memorial Drive LLC/Spaulding & Slye

Members of the CNI would like to address the Council on two recent developments re the proposed project at 784 Memorial Drive

1. The Department of Environmental Protection's (DEP) Compliance Branch chief, Bureau of Waste Site Cleanup sent a letter July 15 to Polaroid Corp's chief engineer James Harrison declaring that the Sept. 1994 report to the DEP on the clean-up of toluene & 2-dichloroethylene releases will be subject to a "targeted audit", due to a May submission to the DEP by the CNI.

This letter & a Sunday Boston Globe article of July 19 are attached for your attention.

2. Update to the Council on an appeal before the Board of Zoning Appeal (BZA) on Thursday July 23, of the issuance by ISD of 2 building permits: for a 577-car garage, and a 10,000 sq ft addition. The Supporting Statement for this appeal by Mr. Yarden is attached for your attention.

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Consent Communication #73

5385

A communication was received from Co-Chairs of the Cambridgeport Neighborhood Initiative (CNI), transmitting a memorandum regarding two recent developments relative to the proposed development of 784 Memorial Drive LLC/Spaulding & Slye.

In City Council July 27, 1998

PLACED ON FILE