

Joe Joseph read a letter from Michael Volpe.

Lou Weitzman, 124 Montgomery Street, spoke in support of the petition and the buffer zone. The area is a beautiful open space; he requests that the City Council consider the area as a whole. The petition is an emergency measure to create a little space between the neighborhood and whatever development takes place. He also stressed the importance of testing for toxins in the soil. Mr. Weitzman noted that the area taken together is one of the few open spaces left in the city. He said that 100 years ago, the Alewifebrook Parkway was intended as part of the "Emerald Necklace." He added that the site has been subjected to heavy industrial development, with accompanying problems such as chemical dumping. The two proposals that the developer has put on the table to date are not acceptable to the neighborhood. The neighborhood is looking for leadership from the City Council.

Dave Bouries, 126 Harvey Street, spoke in support of the proposal. He supports it for two main reasons. There is already too much traffic on Harvey Street. In addition, the contamination from past uses make a 400 foot buffer important to keep contaminated dust away from the neighborhood during construction.

Darlene Ngorsky, 39 Harvey Street, spoke in support of the proposal. While she was gathering signatures, she encountered no opposition for neighbors.

Chris Blackburn, 39 Harvey Street, spoke in support of the petition. She stressed her concern with traffic and preserving open space.

Victor Plosinski, 104 Clifton Street, spoke in support of the petition. The neighborhood is being fixed up, neighbors want to stay there. It is logical to provide a buffer zone for the neighborhood. It is also important to keep Harvey Street from being used for access to Route two or the development.

Patricia Casola, 364 Rindge Avenue, spoke in support of the petition. Since the MBTA construction, there have been more flooded basements in the neighborhood. There are serious questions about contaminants in this flooding. She stated that she is a member of the WR Grace Advisory Committee, although she is here speaking on her own behalf.

Aram Hollman, 15 Clifton Street, spoke in support of the petition. He stated his concern with contaminants and traffic. He noted that this is a limited petition will not deal with traffic on Alewifebrook Parkway and current contaminants.

Margaret Deery, 69 Douglas Street, spoke in support of the petition. She stated her concern with contaminants, traffic, and the lack of benefit to the neighborhood in the proposed development.

Joanne Madden, 67 Clifton Street, spoke in support of the petition. There are already enormous problems with traffic on Clifton Street.

Joe Joseph read a letter from Karen Coker, 24 Magoun Street, in support of the petition.

Joe Joseph, Magoun Street, spoke in support of the proposal. He requested that there be a review of any permitting in the district and any outstanding commitments by the developer. Mr. Joseph stated that the proposal would not have a significant effect on the development proposal currently on the table. He noted the need for a comprehensive master plan.

George Despotes, Cambridge, spoke in support of the proposal and emphasized the need for protecting residential areas. He suggested decibel monitoring and traffic counts on Clifton Street. He noted that there are rights and responsibilities with property ownership.

Susan Maguire, 125 Jackson Street, spoke in support of the petition. She stated that this site should be thought of as the redwing blackbird site. The buffer zone will help mitigate some of the traffic issues. She reiterated the neighborhood's cry for help.

Joel Nogic, 94 Clifton Street, spoke in support of the petition. He stated that he lives 200 feet from the development district. He emphasized concern with unresolved issues regarding contamination of the sites and with traffic. stated regarding the buffer zone, he stated that resident buildings have setback requirements, so should developments.

Lisa Burke, 28 Magoun Street, spoke in support of the petition. The buffer zone would offer protection from traffic; from noise and for birds and kids.

Kim Webb, 64 Clifton Street, spoke in support of the petition. She emphasized the need to consider the children of the neighborhood.

Peter Cignetti, Theriault Court, distributed material prepared by the developers as part of the January 16, 1996 notice of project change. (Attachment B)

Councillor Duehay requested a show of hands in support of the petition there were 42 people.

Councillor Duehay then requested testimony in opposition.

David Vickery, Grozier Road, Senior Vice President for Spaulding and Slye, spoke in opposition. He noted that this would be the only such zoning and the only 400 feet set back in the city. It would impact the existing buildings. They would become nonconforming uses. The biggest impact on the new building would be inability to refinance.

Mr. Vickery said that the property owner's view is that the proposal would constitute it has taking for which compensation would be sought.

Councillor Duehay asked for a show of hands in opposition. There were two hands raised.

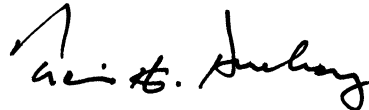
Councillor Triantafillou moved that the petition be forward to City Council with a recommendation that it be approved.

Councillor Davis stated that she would like to hear from the Planning Board and the Law Department before voting for or against.

The motion was adopted on a voice vote, with Councillor Davis recorded as abstaining.

Councillor Duehay thanked all those present for their attendance. On motion of Councillor Triantafillou, the meting was adjourned at 8:00 p.m.

For the Committee

A handwritten signature in black ink, appearing to read "Francis H. Duehay". The signature is written in a cursive style with a large initial 'F'.

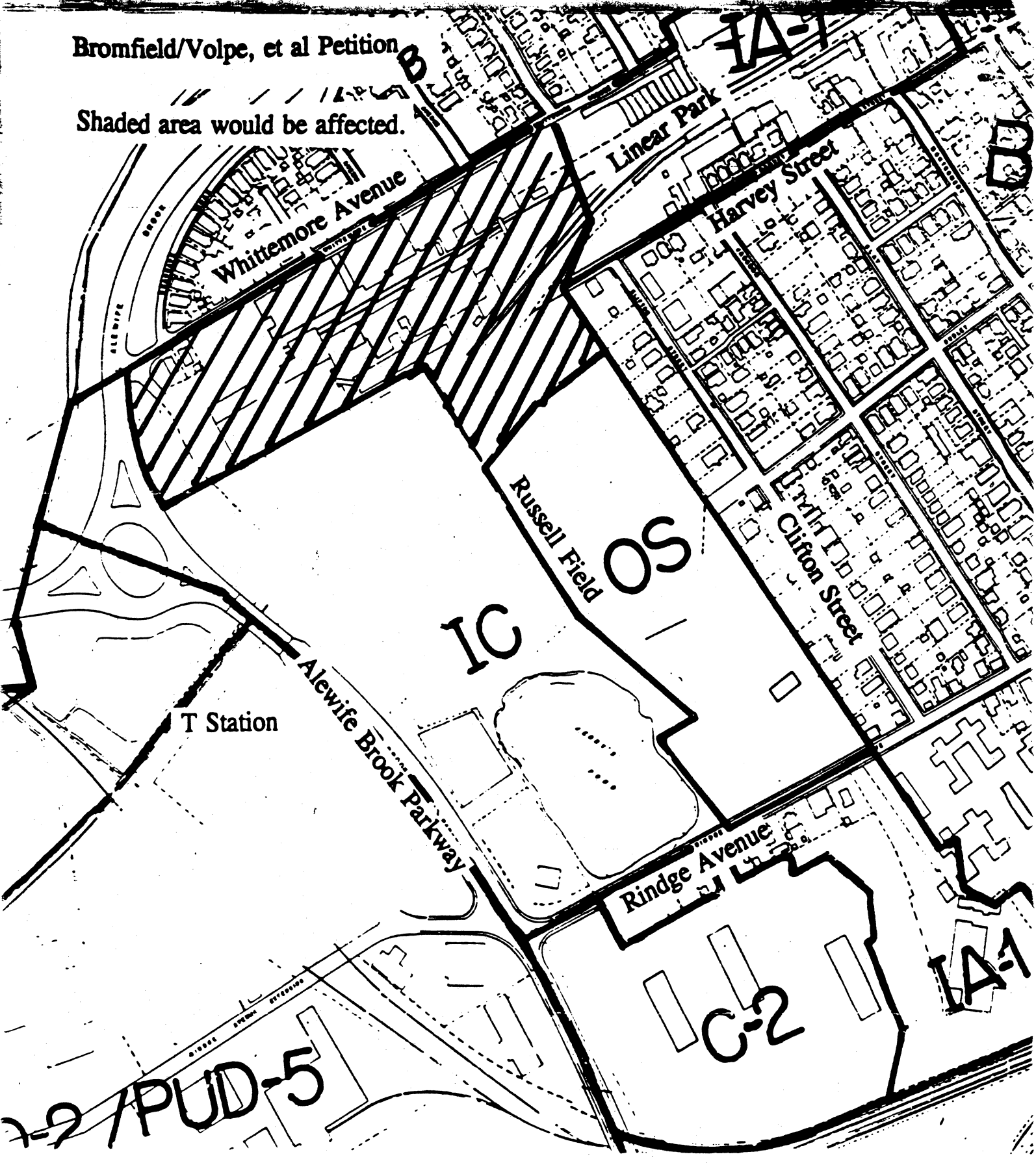
Councillor Francis H. Duehay, Chair

***How will the PUD-IC zoning amendment affect the  
W.R. Grace Site which abuts Russell Field in North Cambridge??***  
(See map on reverse side)

- \* The zoning amendment **will not** prevent new commercial development from being built on the W.R. Grace Site.
  
- \* The zoning amendment **will** protect residential neighborhoods on the Clifton St. and Whittemore Ave. edges of the Grace Site by providing a 400 ft. buffer of open space zoning between those neighborhoods and any **new** development on the non-affected portions of the site.  
(Under the current zoning laws, developers can literally construct a multi story building against a homeowner's fence or lot line.)
  
- \* The zoning amendment **will not** affect **existing** commercial uses along the Whittemore Ave. edge of the Grace Site.
  
- \* Except for emergency vehicles (Fire & Police), the zoning amendment **will** result in the **restriction** of vehicular traffic access to the Grace Site from the Whittemore Ave., Seagrave Rd., Magoun St., Harvey St., & the Clifton St. edges of the site. (Currently, the only assurances of these restrictions are promises from developers of the site.)
  
- \* The zoning amendment **will** provide valuable open space to help resolve contamination issues on the Grace Site. (E.g., contaminant mitigation and/or other necessary remedial measures.)
  
- \* Enactment of this zoning amendment **will** provide valuable open space for flood plain storage during periods of heavy rain and snowfall.

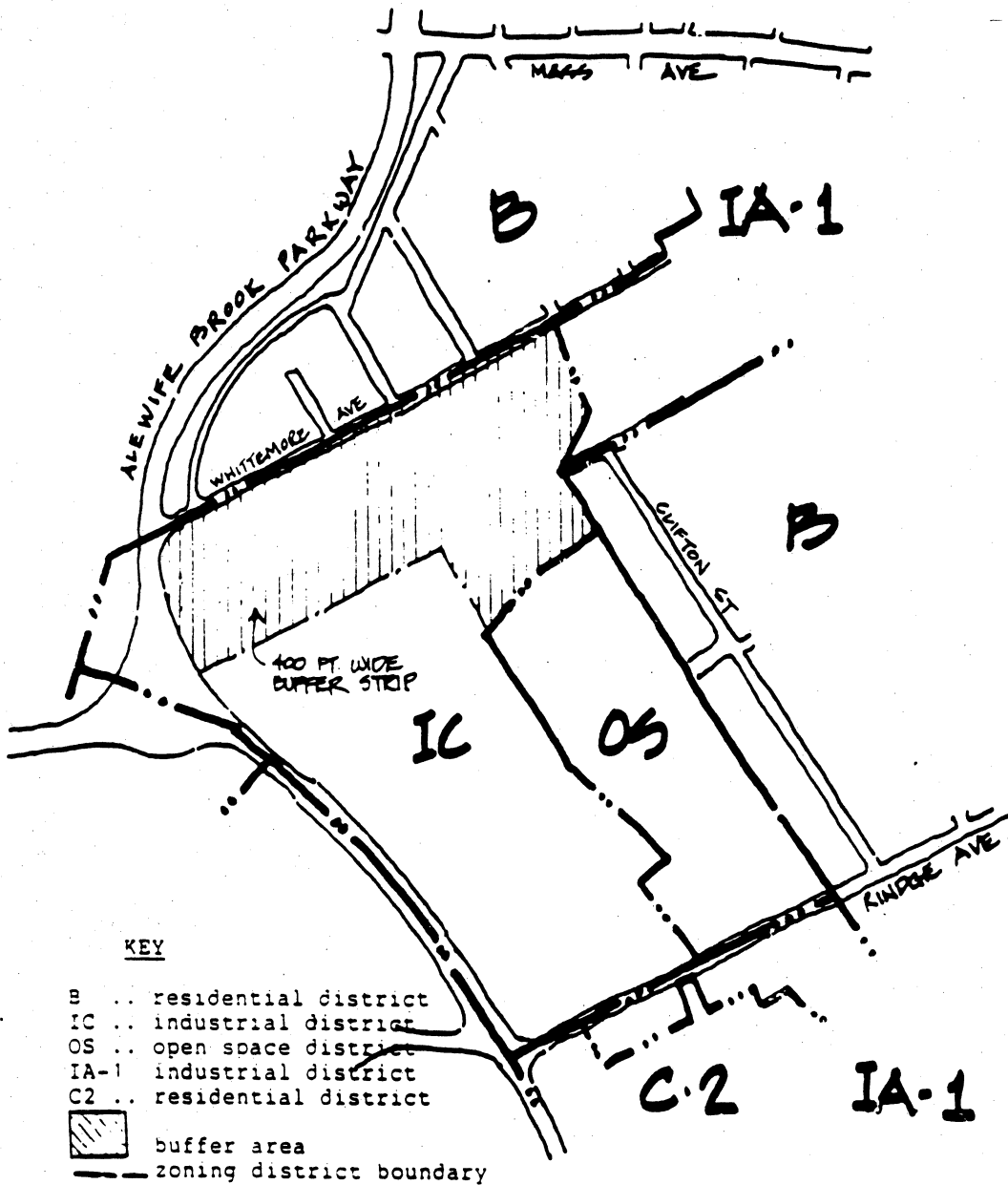
**Bromfield/Volpe, et al Petition**

Shaded area would be affected.



# PROPOSED PROTECTION BUFFER

JAN 1996



Currently, the "PUD-IC" (Planned Unit Development-Industrial C District) zoning allows the developer to maximize the buildable potential of a parcel with only "token" concessions to abutting neighbors.

Unlike the previous "IC" zoning, the developer may build right up to the property line. Without a "buffer zone" of significant width, a residential abutter could wind up with a radio or TV transmission station (towers!), a transformer station, a printing shop, a fast food establishment, a gas station, a food commissary, a tow yard, or a wide variety of light industrial uses, and in fact, some heavy industrial uses. These uses are fundamentally incompatible with strong established residential neighborhoods.

Although the current development does not propose any of these uses, we can not assume the developer's current proposal (300,000 square feet of retail) is anything less than a first stage. A buffer zone of 400 feet--the average width of Russell Field--would allow ample opportunity for appropriate development while lessening the impact of potentially large and loud businesses.

# PUD-IC Amendment Petition

1/31/96 • Page 1 of 1

Text of Proposed PUD-IC Zoning Amendment	Comment
<p><b>WHEREAS</b> the underlying Industry C ("IC") zoning district once provided a variety of protections for abutting residential areas; and</p>	<p><i>This briefly lays out the rationale for amending PUD-IC rules.</i></p>
<p><b>WHEREAS</b> the overlying rules of a Planned Unit Development for an IC district ("PUD-IC") as described in Article 13.10 weaken or eliminate some of these protections; and</p>	
<p><b>WHEREAS</b> current development proposals for the PUD-IC district abutting Alewife Brook Parkway are not consistent with the best interests of the adjoining neighborhood;</p>	
<p><b>NOW THEREFORE</b>, we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:</p>	<p><i>This is official language whereby citizens petition the City Council.</i></p>
<p><b>A.</b> In Article 13.10, delete all but the first sentence from Paragraph 13.14.3, such that this paragraph shall read as follows:</p>	<p><i>This preserves current PUD-IC relief from IC limits on lot subdivision, and in general threatens no harm to adjoining residential properties.</i></p>
<p><b>"13.14.3.</b> There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel."</p>	
<p><b>B.</b> In Article 13.10, add a new Paragraph 13.14.4 which shall read:</p>	<p><i>District IC requires modest setbacks on the side and rear of lots, but PUD-IC waives these requirements. The first sentence at left retains the current waiver of setback requirements at locations where a PUD-IC abuts commercial, institutional, industrial or open space districts. The last two sentences create a 400 ft wide buffer strip within which uses and construction must be compliant with Open Space rules. 400 ft is about the width of Russell Field. Note that the proposed 400 ft buffer strip does NOT apply to the Rindge Towers Res C district across Rindge Ave.</i></p>
<p><b>"13.14.4.</b> At locations where the development parcel and/or lots within said parcel abut any non-residential, higher-density residential, or open space district, there shall be no requirements for minimum front, side, or rear yards. At locations where the development parcel and/or lots within said parcel abut any Residence A or Residence B district, then there shall be a buffer strip of 400 feet measured from any point on said district boundary. Within said buffer strip, all uses and construction shall conform to the standards of an Open Space district, and commercial parking and loading are expressly prohibited."</p>	
<p><b>C.</b> In Article 13.10, renumber Paragraph 13.4.4 to be 13.4.5.</p>	<p><i>Cleans up the enumeration.</i></p>

**NOTICE OF PROJECT CHANGE**

EOEA #5869

**ALEWIFE CENTER**  
Cambridge, Massachusetts

Volume 1 of 2

**prepared and submitted by:**

**Spaulding and Slye**  
125 High Street  
Boston, Massachusetts 02110  
617/523-8000

compiled by:

Abend Associates  
265 Winn Street  
Burlington, Massachusetts 01803-2616  
617/273-5383

**January 16, 1996**

## TABLE OF CONTENTS

Transmittal Letter -- Notice of Project Change

Table of Contents

List of Figures

List of Preparers

Distribution List

### MEPA Documentation

Waiver Certificate	October 15, 1984
ENF	January 27, 1986
MEPA Certificate on ENF	March 13, 1986
MEPA Certificate on Draft EIR	March 12, 1987
MEPA Certificate on Final EIR	January 20, 1988
MEPA Certificate on Supplemental Final EIR	July 1, 1988

### Technical Section

1. Project Summary
2. Project Description
3. Design
4. Hazardous Materials
5. Infrastructure
6. Wetlands
7. Flooding and Drainage
8. Transportation
9. Mitigation Summary
10. Air Quality

### Appendix -- Materials in Volume 1

- ITE Trip Generation Excerpts
- Vehicle Occupancy Data
- Trip Calculations and Backup Data Material
- Directional Distribution -- Pass-By Trips
- MHD Section 61 Finding
- Mitigation Summary from Final EIR

### Appendix -- Materials in Volume 2

- Traffic Count Data
- Level of Service Calculations
- Air Quality Appendix

Note: Volume 2 is a separate document of approximately 500 pages. If your copy of the report does not include Volume 2 and you want a copy, please call 617/273-5383 (Ann Cummings).

**GRACE**

David L. Wightman  
Vice President, Administration  
**Grace Construction Products**

W.R. Grace & Co.-Conn.  
62 Whittemore Avenue  
Cambridge, MA 02140-1692

(617) 498-4983

April 30, 1996

Margaret Drury, City Clerk  
City of Cambridge  
Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, Massachusetts 02139

**RE: Protest of Petition to Amend the Zoning Ordinance of the City of Cambridge to Add a New Section 13.14.4 Creating a 400 foot buffer zone in the IC District**

Dear Ms. Drury:

On September 1, 1987, the Planning Board of the City of Cambridge issued a PUD Special Permit for the development in Zone IC of The Alewife Center Project which allows the construction of 1,050,000 square feet of office, hotel and retail space on land owned or controlled by W. R. Grace & Co.-Conn. and Alewife Land Corporation (collectively "Grace").

We have been informed that on Wednesday, May 1 at 6:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts a petition submitted by Russell A. Bromfield, Michael A. Volpe et al will be considered which would amend the zoning ordinances of the City of Cambridge to add a new section 13.14.4 to the zoning bylaws. This zoning change, if adopted, would establish a 400 foot buffer zone in Zone IC which would essentially curtail further development of the Grace-owned property and render current structures non-conforming. Grace's property is the only land affected by the proposed zoning amendment. Accordingly, and in accordance with G. L. Chapter 40A, Section 5, **WE HEREBY PROTEST** this proposed zoning change which is targeted to materially and adversely affect solely the Grace property.

If  
we don't  
deliver value,  
we haven't  
delivered.

Margaret Drury, City Clerk  
April 30, 1996  
Page 2

This protest is entered notwithstanding the fact that the proposed zoning change, if adopted, would not in any way affect the Alewife Center Project because it has the benefit of a zoning freeze as a result of the issuance of the PUD Special Permit for Alewife Center.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. L. Wightman', with a long horizontal flourish extending to the right.

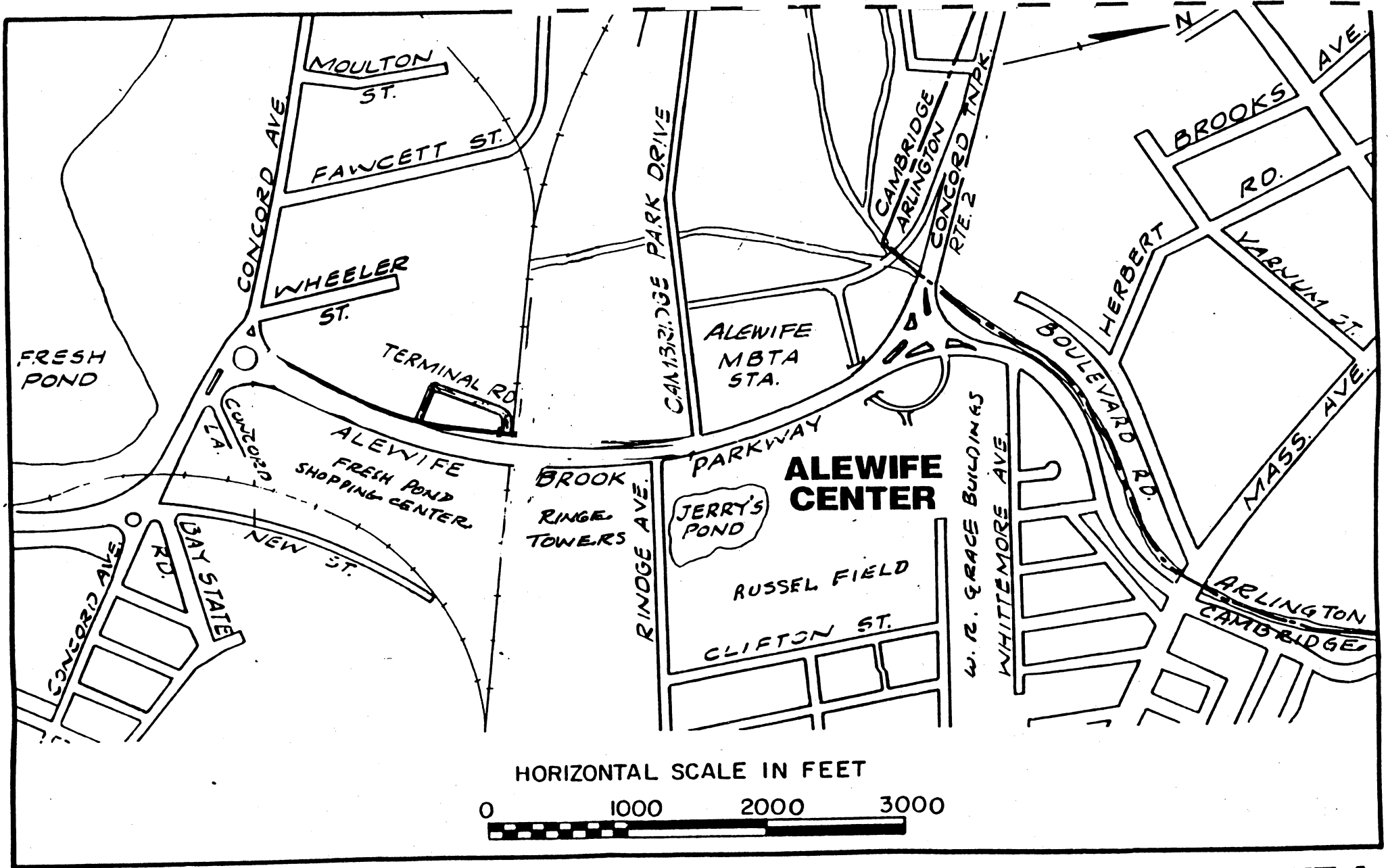
D. L. Wightman for  
W. R. Grace & Co.-Conn. and  
Alewife Land Corporation

DLW/mlr

cc: Francis H. Duehay, Chairman, Cambridge City Council  
Cambridge City Council  
Cambridge Planning Board  
Cambridge City Manager

## List of Figures

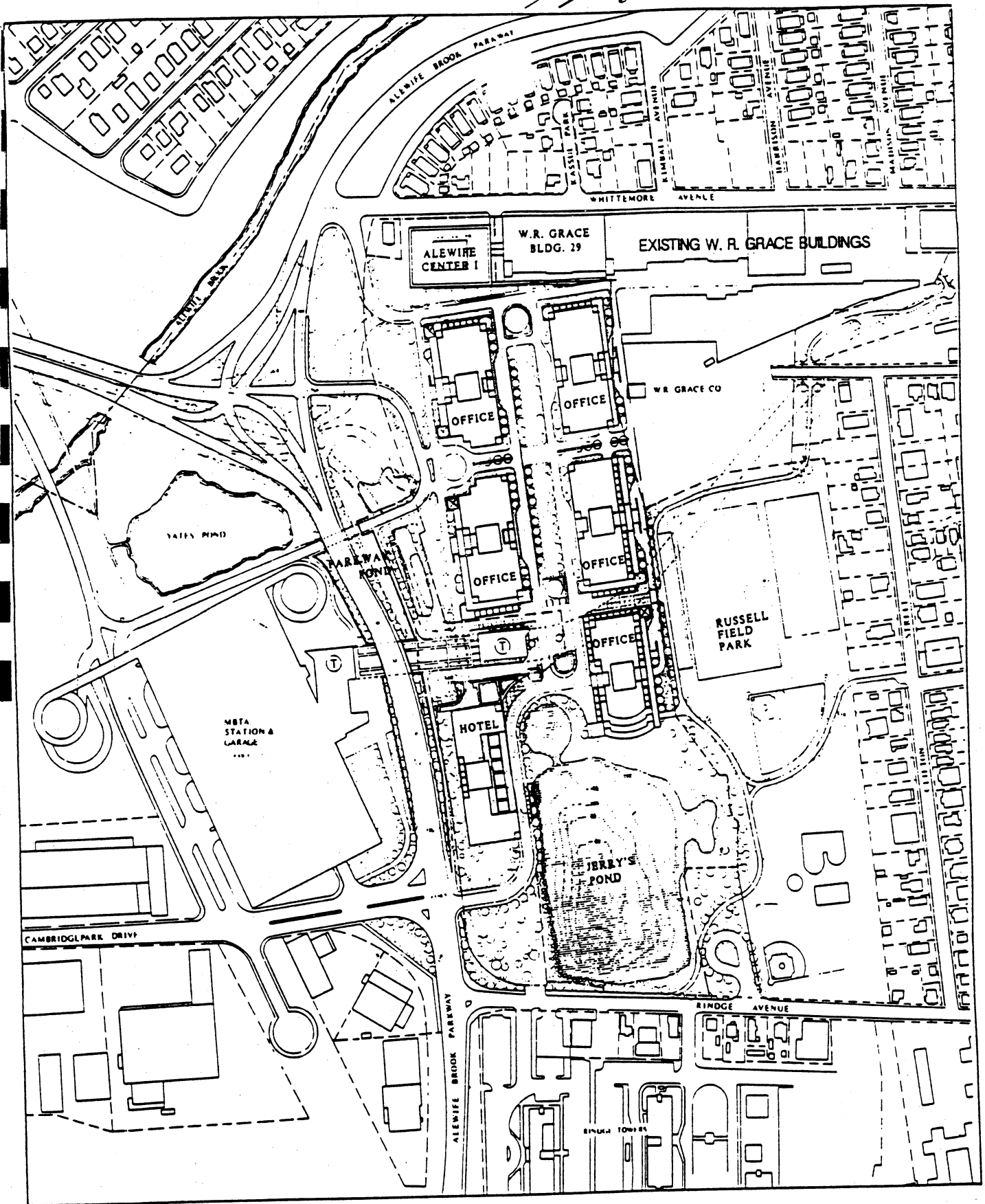
- 3-1 Site Plan
- 3-2 Market Retail -- Northern Elevation
- 3-3 Restaurant and Market Retail -- Eastern Elevation
- 3-4 MBTA, Terrace and Restaurant -- Southern Elevation
- 3-5 General Retail -- Western Elevation
- 8-1 Intersection Identification Map
- 8-2 1995 Weekday PM Existing Peak Hour Volumes
- 8-3 1995 Saturday Existing Peak Hour Volumes
- 8-4 2000 Weekday PM No Build Peak Hour Volumes
- 8-5 2000 Saturday No Build Peak Hour Volumes
- 8-6 Comparison of Trip Generation -- Original Project vs Currently Proposed
- 8-7 Trip Generation Projections
- 8-8 Converting Vehicle Trips to Person Trips
- 8-9 Employee/Customer Person Trips
- 8-10 Truck Trip Projections
- 8-11 Total Person-Trips by Type
- 8-12 Modal Split of Various Trip Types
- 8-13 Person-Trips by Mode
- 8-14 Converting Person-Trips by Automobile Back to Vehicle-Trips
- 8-15 Pass-By vs New Trips -- Customer Automobile Trips Only
- 8-16 Existing Traffic Distribution
- 8-17 Competing Opportunities for Shopping
- 8-18 Directional Distribution -- New Trips
- 8-19 Weekday PM Project-Related Peak Hour Volumes
- 8-20 Saturday Project-Related Peak Hour Volumes
- 8-21 2000 Weekday PM Build Peak Hour Volumes
- 8-22 2000 Saturday Build Peak Hour Volumes
- 8-23 Level of Service Descriptions Signalized
- 8-24 Level of Service Descriptions Unsignalized
- 8-25 Level of Service Summary -- Weekday PM Peak Hour Volumes
- 8-26 Level of Service Summary -- Saturday Peak Hour Volumes
- 8-27 Pedestrian Routes at Alewife Center
- 8-28 Bicycle Routes in the Alewife Center Area
- 8-29 Bicycle Routes at Alewife Center



LOCATION MAP

ATTACHMENT A

80' TRACED

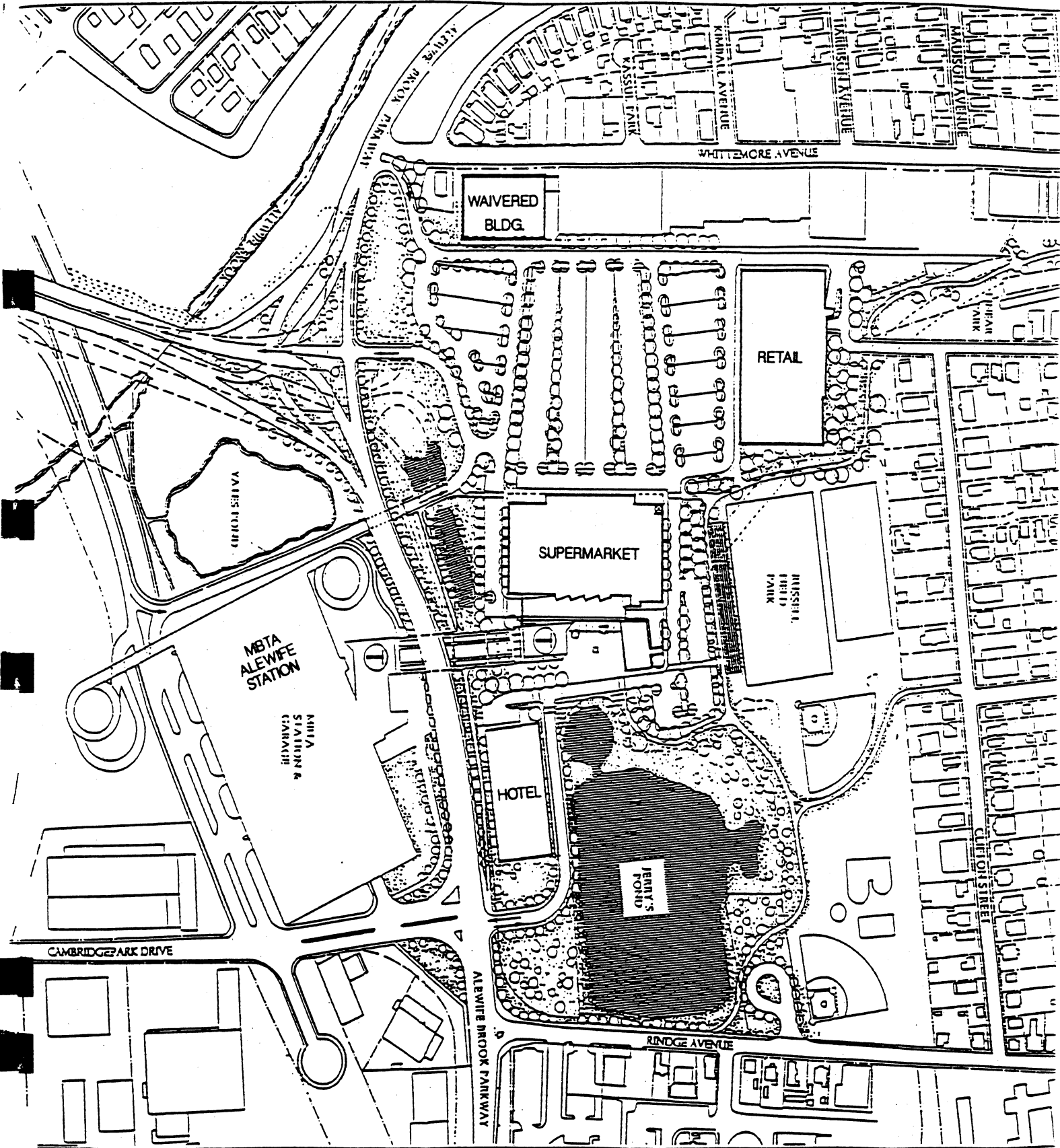


EIR SCHEMATIC SITE PLAN

**ATTACHMENT B**

FIGURE II.9

Project & Area Description



**CURRENT (NPC) SCHEMATIC SITE PLAN ATTACHMENT C**

#### 4. HAZARDOUS MATERIALS

The site is listed with the DEP as a Non-Priority Confirmed Disposal Site as a result of volatile and semi-volatile organics, petroleum products, and metals found to exist in the environment during evaluations of subsurface and hydrogeological conditions for the Alewife Center Master Plan Study conducted in 1984 and 1985. A Notice of Responsibility (NOR) was issued for the site on 9 February 1987. The site is intermittently paved, and access to the majority of the exposed ground surface is restricted by fencing; however, access to some open areas is unrestricted. The site has been assigned Release Tracking Number (RTN) 3-0277, with a transition date into the revised MCP on or prior to August 1995, and is in Phase IV of the MCP compliance process.

The redesign of the MCP allowed for the transitioning of disposal sites listed in the "old" system to the "new" system within a time frame set forth in the regulations. In compliance with the Transitions Provisions of the MCP, a Tier Classification Form (BWSC-107A), Numerical Ranking System Scoresheet (310 CMR 40.1511), LSP Evaluation Opinion Transmittal Form (BWSC-110), and supporting documentation for the W.R. Grace & Co. property were submitted to DEP on 4 August 1995. Based on the available data presented, the site was judged to be classified as a Tier II (non-priority) site, indicating that continued work at the site could be conducted under the direction of a Licensed Site Professional (LSP), and did not require oversight by the DEP.

~~Current development plans will result in a significant reduction in the excavation and handling of known contaminated soils and groundwater.~~ The lowest floor will be approximately at or above the lowest site grade in the building footprint. Foundation support will be provided by piles driven into the ground without exposure to contaminated soils. No construction below the groundwater table is proposed. There will be no need to pump, treat and discharge groundwater to surface waters at the property.

Construction of pile caps, grade beams and site utilities will result in minimal excavation into soil known to be contaminated. ~~This is in sharp contrast to the hundreds of thousands of cubic yards of contaminated soils previously proposed to have been excavated for the initial project.~~

Site characterization and risk characterization studies completed for the property have been reviewed and accepted by the Department of Environmental Protection. There is currently no significant risk posed by the level of contamination present at the site. Supplemental risk characterization studies have been completed to supplement the prior DEP-approved risk characterization studies for compliance with the current regulatory program. This updated work also indicates no significant risk under the present conditions and currently proposed construction. As part of the MCP Phase IV compliance activities, additional field investigations and chemical analyses have been undertaken to determine if portions of the property where oil and grease were previously detected at elevated levels exceed the current standards for petroleum products. Those areas where the concentrations of Total Petroleum Products (TPH), determined by DEP-approved methods, exceed the Upper Concentration Limit (UCL) will be remediated to allow the property to obtain a permanent solution under the current MCP. The remediation program will be designed during the Phase IV studies, which remain to be completed. The program presently envisioned uses on-site asphalt stabilization of the petroleum contaminated soils and on-site reuse as subbase material under portions of the development project to be paved parking.

A Licensed Site Professional (LSP) will issue a Response Action Outcome (RAO) statement for a site in the MCP, indicating that a permanent solution has been obtained when the TPH materials exceeding the UCLs have been remediated. The permanent solution will include an Activity and Use Limitation (AUL) applied to deed which will restrict certain activities on the property to preserve the current condition of "no significant risk".

The proposed development activities will be allowed by the AUL with the use of an Excavated Materials Management Plan (EMMP). The EMMP will be similar to the Hazardous Materials Management Plan (HMMP) developed for the prior site construction activities. However, since the current construction will not be excavating into significant quantities of known contaminated materials, the EMMP will be structured to provide contingency actions to be undertaken in the event that unexpected contamination is discovered during construction. It also will require the implementation of Health & Safety programs and construction management programs to provide safe conditions for the workers on site and public near the site during construction. This program will include management of construction vehicles, odor controls and dust controls, as well as requiring the use of personal protection equipment for on-site workers if short-term exposure conditions warrant.

## City of Cambridge

The Ordinance Committee held a public hearing on Wednesday May 1, 1996, beginning at 6:10 pm in the Sullivan Chamber for the purpose of considering a petition submitted by Russell A. Bromfield, Michael A. Volpe et al. to amend Article 13.10 of the Zoning Ordinances.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor Henrietta Davis, Councillor Katherine Triantafillou, and City Clerk D. Margaret Drury. Also present was Nancy Glowa, Legal Counsel, City Solicitors office.

Councillor Duehay convened the hearing and explained the purpose. He outlined the procedure for the hearing. He invited the proponents to make a presentation.

Joe Joseph, 28 Magoun Street, stated that he was speaking on behalf of petitioner Michael Volpe and read a letter from Mr. Volpe, 51 Montgomery Street. Mr. Joseph stated that the essence of the petition is to establish a buffer zone the width of Russell Field. The petition seeks to give the residents a "breathing space". The intent is to freeze existing uses on Whittemore Avenue, not to change existing uses. Mr. Joseph noted that there are unresolved issues relating to access in the district.

Peter Cignetti, 5 Therriault Court, submitted explanatory materials (Attachment A) stated that he was speaking for Russell Bromfield. The intent of the proposal is to correct a problem in the PUD district by creating a buffer zone to the neighborhood and prohibiting vehicular traffic from the residential neighborhood to the PUD district. He stated that the amendment will not prevent new construction on the WR Grace site; it will provide needed protection because currently the zoning allows construction up to the site.

Vice Mayor Born asked whether the zoning amend applies to any other areas. Peter Cignetti said that it applies to any PUD IC zone that abuts a residence A or B zone, but currently this is the only one in the city.

Vice Mayor Born asked whether there are any other privately owned areas in the city that are zoned as open space.

Vice Mayor Born asked for information as to what other zoning in the City could fit the classification of buffer zones.

Councillor Duehay then invited testimony from members of the public in support of the petition.

Committee Report #4

S-295

A report from Councillor Duehay, Chair,  
Ordinance Committee for the purpose of  
considering a petition submitted by Russell  
A. Bromfield, Michael A. Volpe et al. to  
amend Article 13.10 of the Zoning Ordinances.

In City Council May 20, 1996

*Report Accepted.*

*Passed to a second  
Reading.*