

TO: Ms. Margaret Drury
City Clerk
795 Massachusetts Avenue
Cambridge, MA 02139

FROM: Peter V. Cignetti
5 Theriault Court
Cambridge, MA 02140
491-6314

RECEIVED BY
OFFICE OF CITY CLERK
96 MAY 30 PM 1:21
CAMBRIDGE MA.

RE: Resubmittal of Information for Inclusion in the Consent Communication
Agenda for the Upcoming City Council Meeting on June 3, 1996, *RELATIVE TO
HAZARDOUS WASTE CONTAMINATION AT THE W.R. GRACE SITE IN
NORTH CAMBRIDGE.*
DATE: May 30, 1996

Dear Ms. Drury:

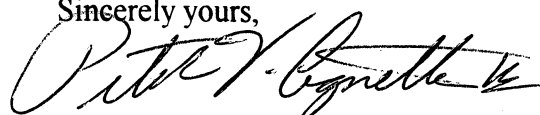
The attached information titled "NOTICE OF PROJECT CHANGE EOE A #5869 ALEWIFE CENTER Cambridge, Massachusetts Volume 1 of 2" was included in the City Council's Committee Reports of Monday, May 20, 1996 under Item 4 (Councillor Duehay's Ordinance Committee Report relative to the Bromfield/Volpe Zoning Amendment Petition). Unfortunately critical areas of this Notice of Project Change (NPC) did not reproduce very well and were virtually unreadable.

Those critical areas, which appeared in the Hazardous Materials Section of the January 16, 1996 NPC, outlined the extent of hazardous waste contamination at the W.R. Grace Site in North Cambridge in the developer's own words. This document prepared by Spaulding & Slye and submitted to the Massachusetts Secretary of Environmental Affairs characterizes W.R. Grace Site contamination as follows:

"This [the Shopping Center Proposal] 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." (Note: "the initial project" referenced in this statement is the Office Park Project of the late 1980's. The developer has removed the Shopping Center Proposal from consideration, and is currently attempting to revive & repermit the Office Park Project of the late 1980's.)

Would you please include this cover letter and the attached sections of the NPC dated January 16, 1996 in the Consent Communication Agenda for the upcoming City Council meeting on Monday, June 3, 1996. I have circled relevant areas of that document. The previous submittal was highlighted in red, which likely resulted in the reproduction problems. Thank you for your consideration and attention in this matter.

Sincerely yours,



Peter V. Cignetti

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

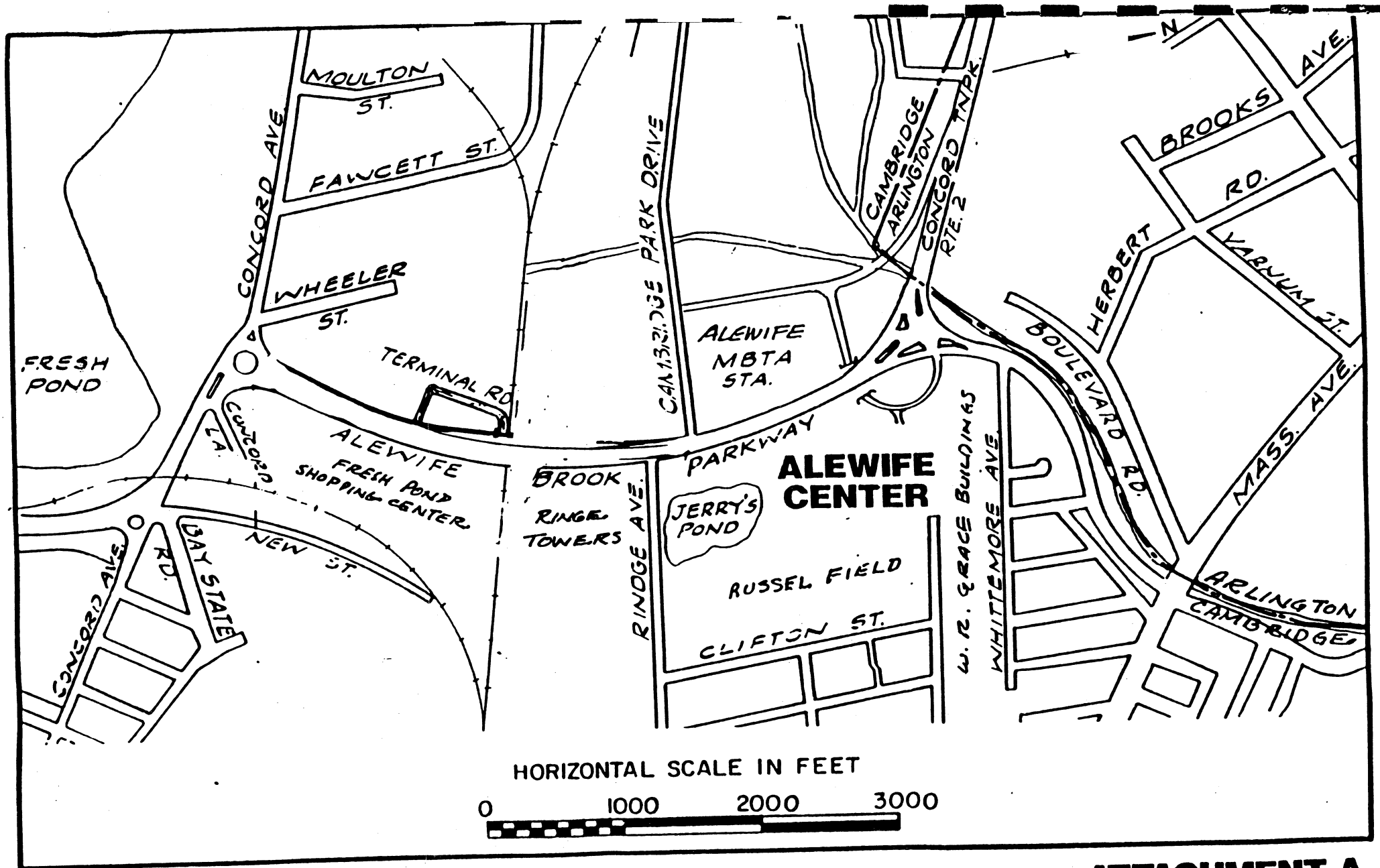
Appendix -- Materials in Volume 2

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).

List of Figures

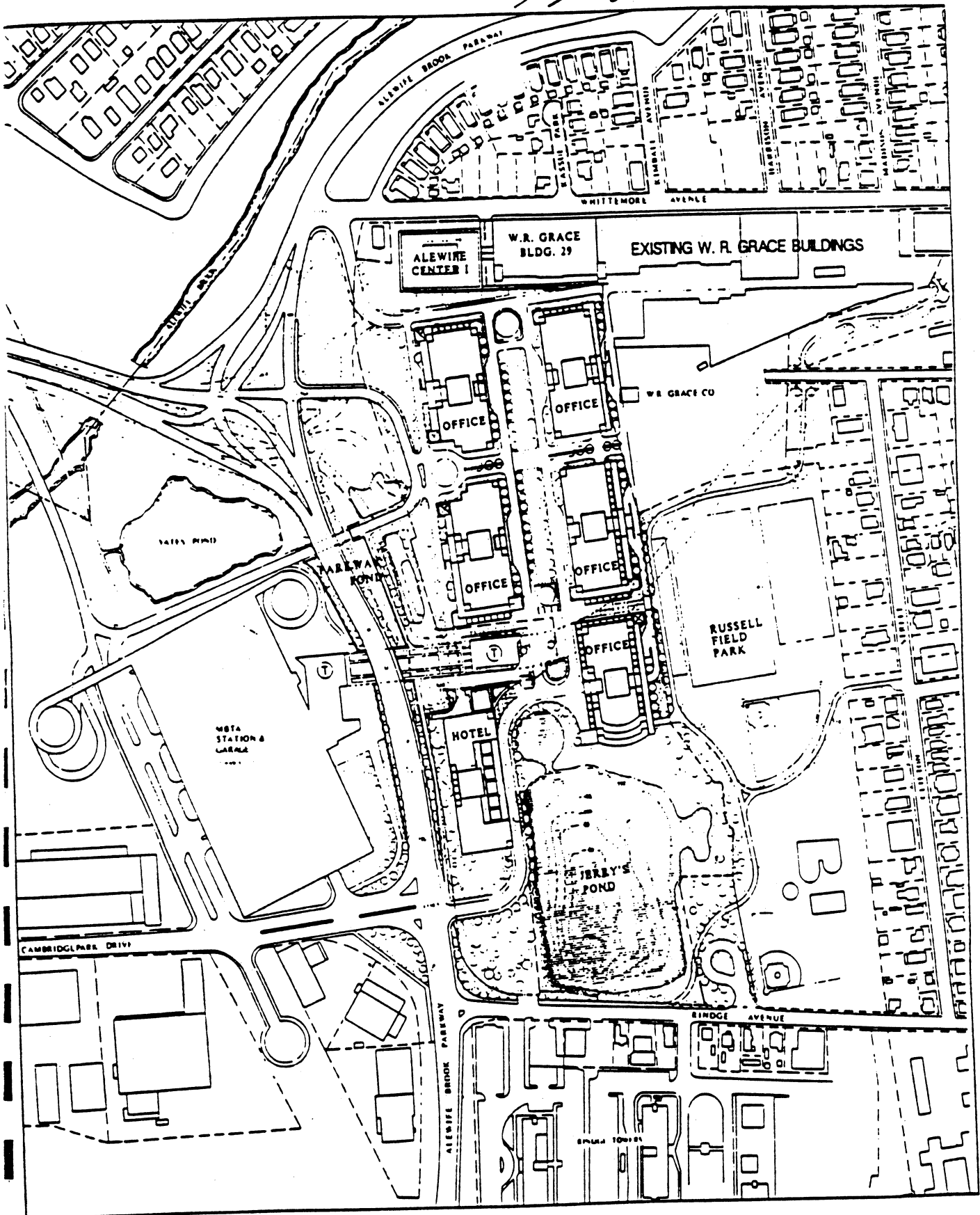
- 3-1 Site Plan
- 3-2 Market Retail -- Northern Elevation
- 3-3 Restaurant and Market Retail -- Eastern Elevation
- 3-4 MBTA, Terrace and Restaurant -- Southern Elevation
- 3-5 General Retail -- Western Elevation
- 8-1 Intersection Identification Map
- 8-2 1995 Weekday PM Existing Peak Hour Volumes
- 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' PROJECT

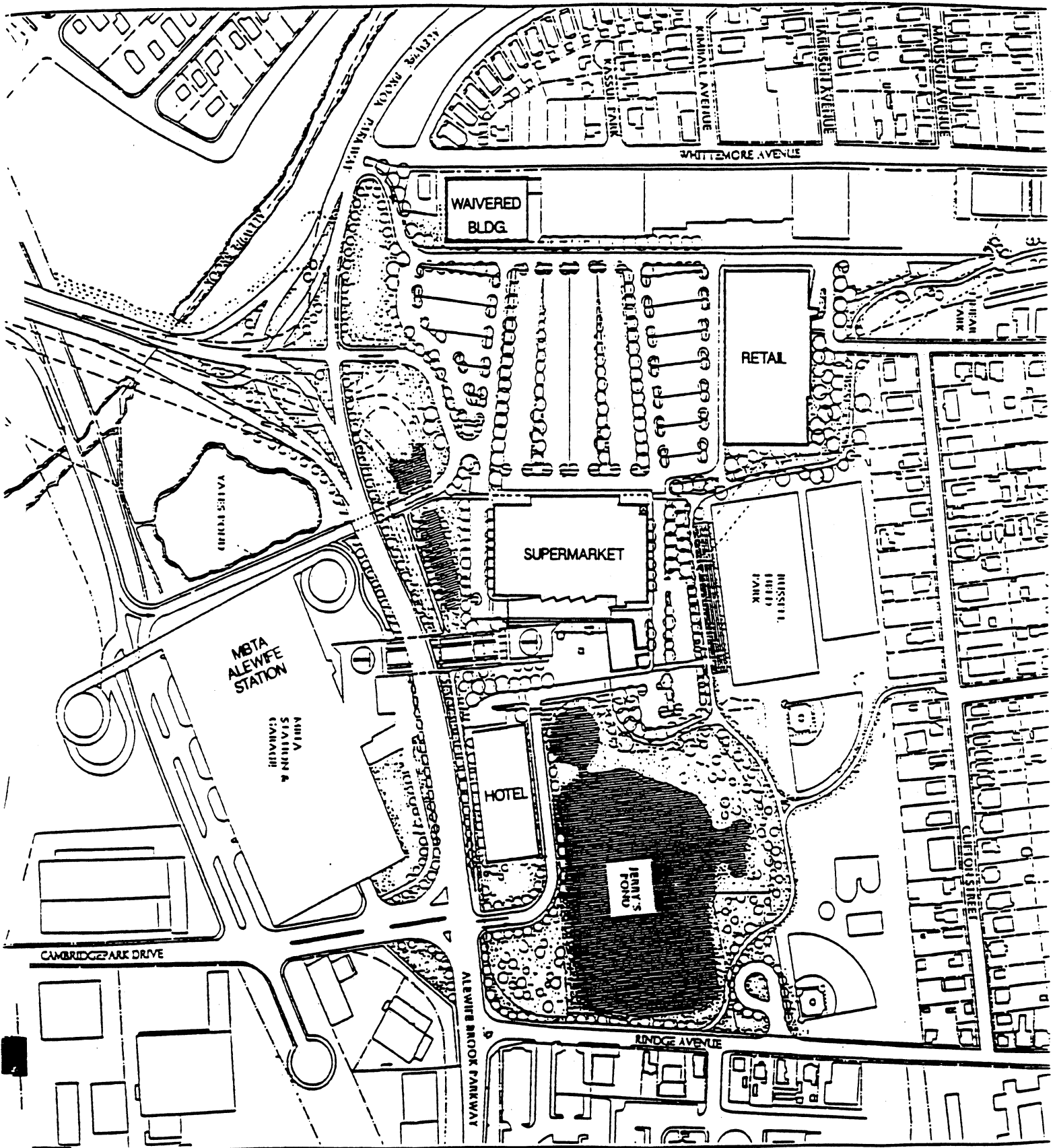


EIR SCHEMATIC SITE PLAN

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.

Consent Communication #19

S-307

Communication was received from
Peter V. Cignetti, transmitting
a resubmittal of information
regarding the "Notice of Project
Change EOE #5869 Alewife Center
Cambridge, Massachusetts Volume
1 of 2.

In City Council June 3, 1996

Placed on file