

Harris S. Band

Skidmore, Owings & Merrill
334 Boylston Street
Boston Massachusetts 02116
617 247 1070

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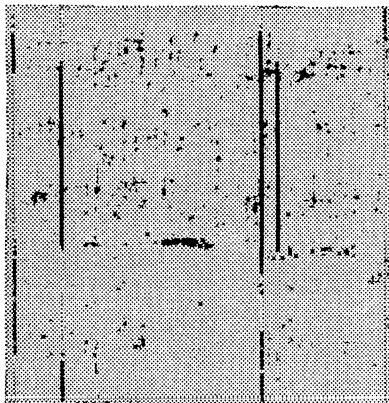
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CAMBRIDGE, MASS.

ENF

Environmental
Notificaton
Form

Massachusetts Avenue/
Sidney Street Development Area



Submitted to the
Executive Office of Environmental Affairs
Commonwealth of Massachusetts
MEPA Unit

Submitted by the
Forest City Rental Properties Corporation

February 1985

**APPENDIX A
COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS**

ENVIRONMENTAL NOTIFICATION FORM

I. SUMMARY

A. Project Identification

1. Project Name Massachusetts Avenue/
Sidney Street Development Area
2. Project Proponent Forest City Rental Properties Corporation
Address 314 Dartmouth Street
Boston, MA 02116

B. Project Description: (City/Town(s)) City of Cambridge

1. Location within city/town or street address Project area bounded by Massachusetts Avenue,
Brookline Street, Pacific Street, Purrington Street, Cross Street and Landsdowne St.
2. Est. Commencement Date: 1985 Est. Completion Date: Year 2000 (Built in Phases)
Approx. Cost \$ \$250 million Current Status of Project Design: 5 % Complete

C. Narrative Summary of Project

Describe project and give a description of the general project boundaries and the present use of the project area. (If necessary, use back of this page to complete summary).

The Massachusetts Avenue/Sidney Street Development Area Project, located near Central Square in the City of Cambridge, calls for the development/rehabilitation of a variety of office, research, light industrial and retail facilities, as well as housing, landscaped open space and a hotel. The project will be developed by the Forest City Rental Properties Corporation, and will occur within an approximately 31-acre, multi-block area generally bounded by Massachusetts Avenue, Brookline Street, Pacific Street and Purrington Street. With the exception of some existing retail and housing facilities located along Massachusetts Avenue, the project area is comprised primarily of vacant land and a mix of poorly maintained vacant buildings, storage, industrial and automotive service facilities.

Current concept plans call for the following development program to be constructed in phases over the next fifteen years:

- | | |
|---|-----------------------|
| o Office, research, light industrial facilities - | 2.0 - 2.25 million SF |
| o Retail Facilities - | 150,000 - 200,000 SF |
| o Hotel/Conference Center - | 325 - 375 Rooms |
| o Rental Housing - | 110 - 130 Units |
| o Parking (primarily structured) - | 3,500 - 3,750 Spaces |

Copies of this may be obtained from:

Name: Karen B. Alschuler Firm/Agency: Skidmore, Owings & Merrill
Address: 334 Boylston Street, Boston, MA 02116 Phone No. (617) 247-1070

Use This Page to Complete Narrative, if necessary.

Master plans for the site call for the re-establishment of the area's urban fabric in a manner sensitive to the predominant land uses that border this area. Active commercial/retail uses are concentrated near Massachusetts Avenue. New and rehabilitated housing is located on the western boundary of the site, and low to mid-rise office and R&D structures are placed in closer association to the site's institutional and research/development neighbors. Almost one-quarter of the project is devoted to usable open space in interconnected courtyards and park areas accessible to community residents.

The project's initial stages will include the rehabilitation of the former KLH building at Landsdowne and Cross Streets, the construction of a 100,000 square foot research/office building at Green and Sidney Streets, and 56 new units of rental housing (25% low/moderate income) in three buildings along Brookline Street. Early in the project, the developer will clear the project area of litter, debris, and rubble, and will demolish vacant buildings located south of Franklin Street. Interim use of these areas for surface parking is anticipated to support future phases of development.

This project is one which is categorically included and therefore automatically requires preparation of an Environmental Impact Report: YES X NO

D. Scoping (Complete Sections II and III first, before completing this section.)

1. Check those areas which would be important to examine in the event that an EIR is required for this project. This information is important so that significant areas of concern can be identified as early as possible, in order to expedite analysis and review.

	Construction Impacts	Long Term Impacts	Construction Impacts	Long Term Impacts
Open Space & Recreation	_____	_____	_____	_____
Historical	_____	_____	_____	_____
Archaeological	_____	_____	_____	_____
Fisheries & Wildlife	_____	_____	_____	_____
Vegetation, Trees	_____	_____	X	X
Other Biological Systems	_____	_____	X	_____
Inland Wetlands	_____	_____	_____	-X
Coastal Wetlands or Beaches	_____	_____	_____	_____
Flood Hazard Areas	_____	_____	_____	_____
Chemicals, Hazardous Substances,	_____	_____	_____	_____
High Risk Operations	_____	_____	_____	X
Geologically Unstable Areas	_____	_____	_____	_____
Agricultural Land	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____

2. List the alternatives which you would consider to be feasible in the event an EIR is required.

- o Development as described in Section I.C., including phasing over the anticipated fifteen-year development period.
- o No-build Alternative.

E. Has this project been filed with EOE A before? Yes _____ No X
If Yes, EOE A No. _____ EOE A Action? _____

F. Does this project fall under the jurisdiction of NEPA? Yes X No _____
If Yes, which Federal Agency? EPA NEPA Status? No NEPA review required
(40 CFR Section 6.602b)

G. List the State or Federal agencies from which permits will be sought:

Agency Name	Type of Permit
Mass. Div. of Water Pollution Control (DEQE)	Sewer Connection Permit
Mass. Div. of Air Quality Control (DEQE)	Fossil Fuel Burning Facility Plans Approval
Metropolitan District Commission	Industrial User Permit
US Environmental Protection Agency	Stormwater Discharge Permit

H. Will an Order of Conditions be required under the provisions of the Wetlands Protection Act (Chap. 131, Section 40)?
Yes _____ No X

DEQE File No., if applicable: _____

I. List the agencies from which the proponent will seek financial assistance for this project:

Agency Name	Funding Amount
-------------	----------------

No financial assistance has yet been sought. However, the developer may pursue such assistance at some point in the future.

II. PROJECT DESCRIPTION

A. Include an original 8½ x 11 inch or larger section of the most recent U.S.G.S. 1:24,000 scale topographic map with the project area location and boundaries clearly shown. Include multiple maps if necessary for large projects. Include other maps, diagrams or aerial photos if the project cannot be clearly shown at U.S.G.S. scale. If available, attach a plan sketch of the proposed project.

B. State total area of project: Approximately 31 acres (including streets)

Estimate the number of acres (to the nearest 1/10 acre) directly affected that are currently:

1. Developed	<u>31</u> acres	4. Floodplain	<u>0</u> acres
2. Open Space/Woodlands/Recreation	<u>0</u> acres	5. Coastal Area	<u>0</u> acres
3. Wetlands	<u>0</u> acres	6. Productive Resources	
		Agriculture	<u>0</u> acres
		Forestry	<u>0</u> acres
		Mineral Products	<u>0</u> acres

C. Provide the following dimensions, if applicable:

Length in miles <u>NA</u>	Number of Housing Units <u>110-130</u> Units	Number of Stories <u>3-12</u> stories
	Existing	Immediate Increase Due to Project

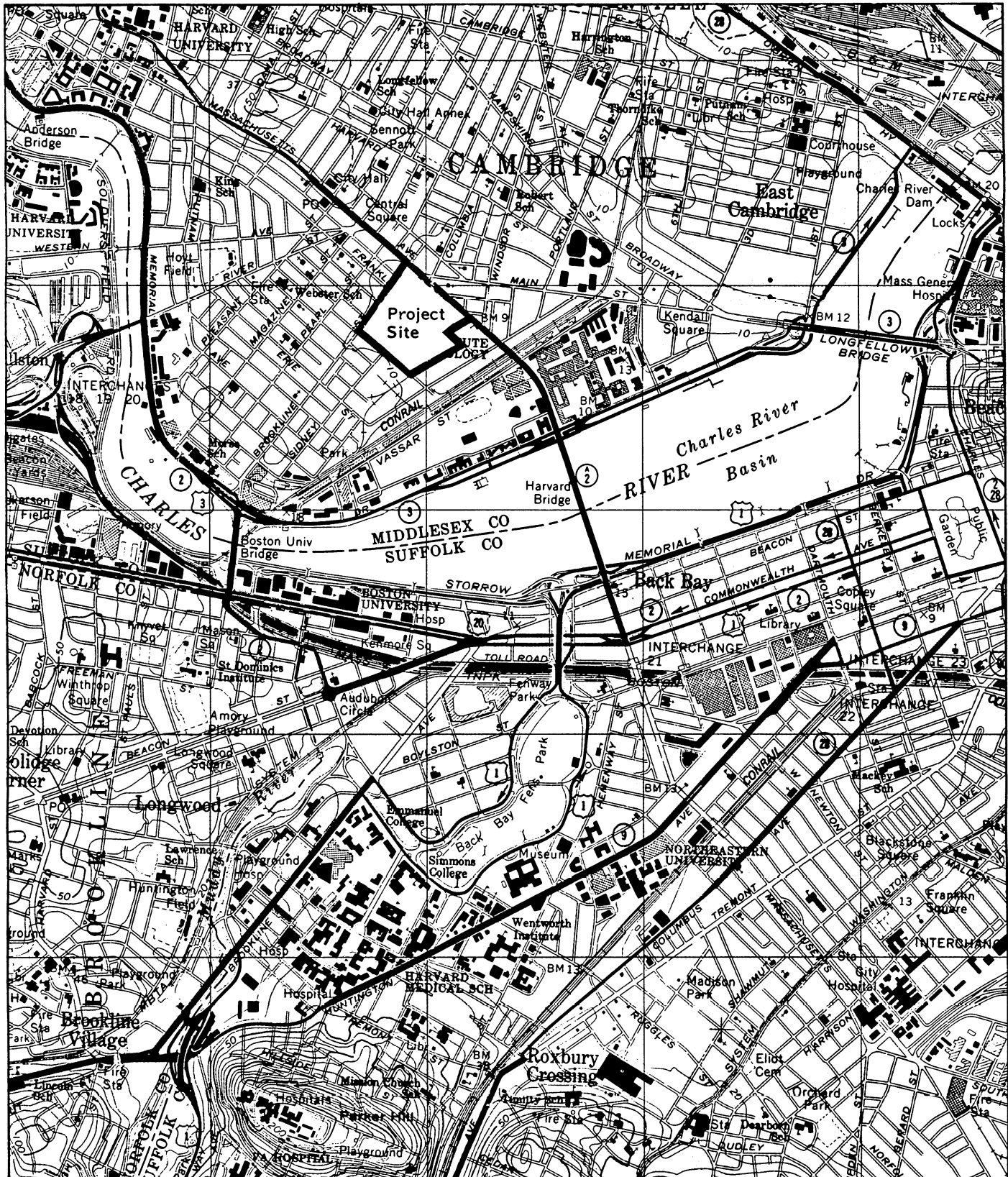
Number of Parking Spaces

Vehicle Trips to Project Site (average daily traffic) (See Attachment A)

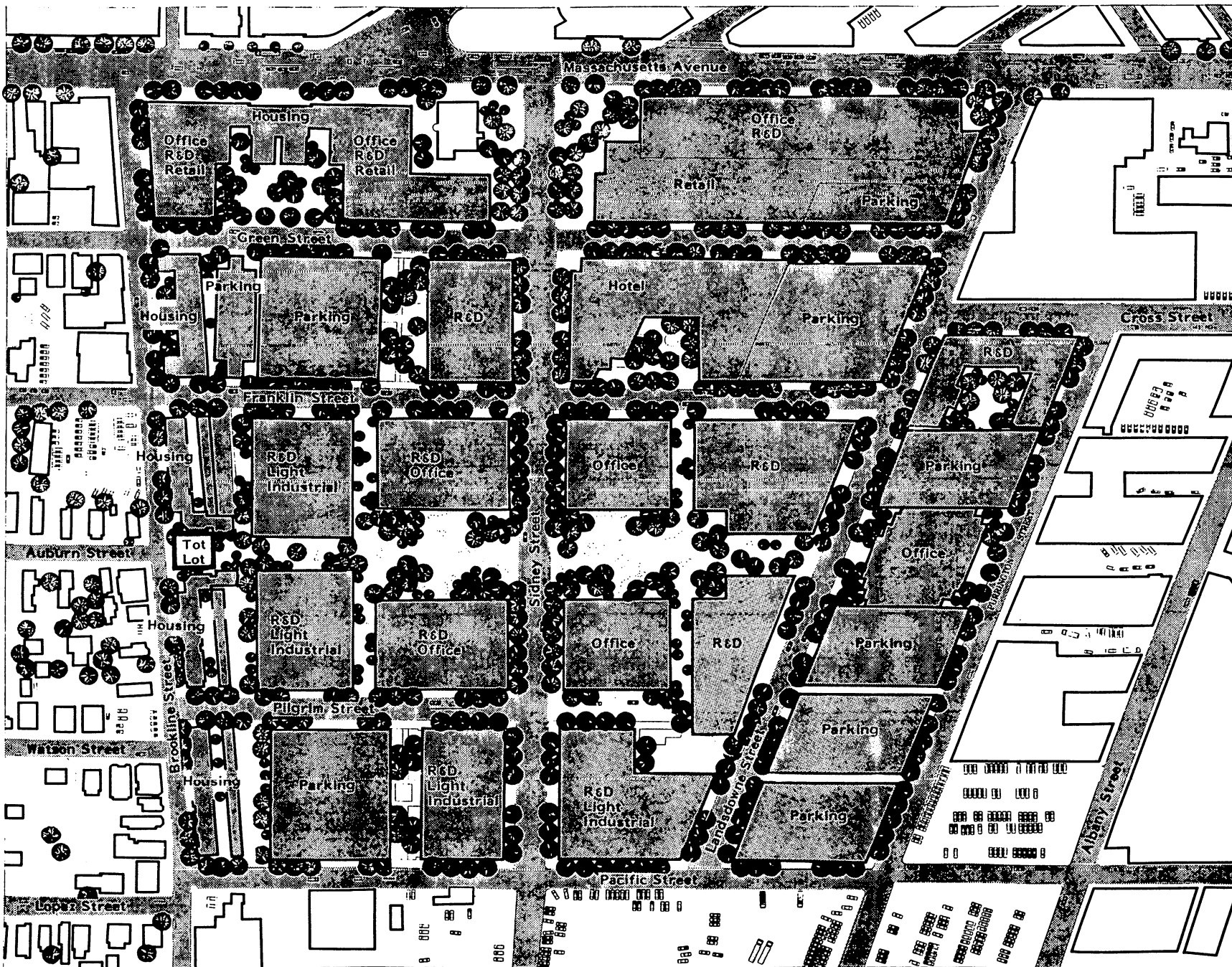
Estimated Vehicle Trips past project site

D. If the proposed project will require any permit for access to local or state highways, please attach a sketch showing the location of the proposed driveway(s) in relation to the highway and to the general development plan; identifying all local and state highways abutting the development site; and indicating the number of lanes, pavement width, median strips and adjacent driveways on each abutting highway; and indicating the distance to the nearest intersection.

MASSACHUSETTS AVENUE/
SIDNEY STREET DEVELOPMENT AREA
Cambridge, Massachusetts



Locus Map
1:25,000



SITE PLAN:
 Massachusetts Avenue/
 Sidney Street
 Development Area

Forest City
 Rental
 Properties
 Corporation



"ATTACHMENT A"

The project development area is bounded by: Massachusetts Ave. on the North; Albany St. to the East; Pacific St. on the South; and Brookline Ave. to the West. Within this area is proposed a multi-use land development project containing office and R&D space, housing, hotel and retail activity.

Trip generation rates derived from previous EIR's in the Cambridge area were used to estimate the travel demands created by the proposed development and are summarized in the following table:

<u>Major Activity (Unit)</u>	<u>Person Trips Per Average Weekday</u>	<u>% Trips By Auto</u>	<u>Average Car Occupancy</u>
Office/R&D (1,000 S.F.)	15.0	65	1.25
Retail (1,000 S.F.)	95.0	30	1.95
Hotel (Room)	12.0	90	1.44

Application of these rates to expected development levels within ranges presented in the conceptual development program (See Section I.C.) indicates that the completed project will generate 23,050 vehicle trips on an average weekday, with 11,525 vehicle trips each entering and leaving the project area.

Due to the number of streets and roadways serving the site, actual comparisons of site-generated volumes with existing roadway volumes has been completed on an area-wide basis. An examination of average daily volumes entering and leaving the total project area, which is largely undeveloped, shows existing flows of nearly 71,500 vehicles per day.^{1/} The proposed land use scenario will increase this flow by 23,050 vehicles per day, for an increase of over 32% on a typical weekday.

Parking proposed for the development consists of 3,500 to 3,750 spaces. The actual number of existing parking spaces in the area is not currently known, but the net immediate increase due to the project is in excess of 2,700 spaces.

^{1/} Traffic counts supplied by City of Cambridge and Supplemented by Vanasse/Hangen Associates, Inc. in 1982.

III. ASSESSMENT OF POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS

Instructions: Consider 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.

Also, state the source of information or other basis for the answers supplied. If the source of the information, in part or in full, is not listed in the ENF, the preparing officer will be assumed to be the source of the information. 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?

Yes No

Explanation and Source:

The project area is largely blighted, with existing open space utilized primarily for automobile parking or equipment storage. Upon project completion, almost one-quarter of the project area (excluding streets and sidewalks) will be devoted to landscaped open space fully accessible to community residents. New open space amenities will include a tot-lot playground and an entry plaza to the area at Massachusetts Avenue and Sidney Street.

B. Historic Resources

1. Might any site or structure of historic significance be affected by the project? Yes No

Explanation and Source:

No properties listed on the National Register of Historic Places or listed as Cambridge City Landmarks are located within the project boundaries. The Salem Street/Auburn Street National Register Historic District is the closest area of historic significance, and is located one block west of the site. (Source: Mass. Historical Commission, Cambridge Historical Commission).

2. Might any archaeological site be affected by the project? Yes No

Explanation and Source:

No archaeological sites are known to exist within the project boundaries. (Source: Mass. Historical Commission).

C. Ecological Effects

1. Might the project significantly affect fisheries or wildlife, especially any rare or endangered species?

Yes No

Explanation and Source:

The project site is located within the midst of a developed urban area supporting no fisheries, wildlife or endangered species.

2. Might the project significantly affect vegetation, especially any rare or endangered species of plant? Yes _____ No X

(Estimate approximate number of mature trees to be removed: _____)

Explanation and Source:

No significant vegetation currently exists on-site. Project development will result in the creation of numerous landscaped courtyards to include a variety of trees and other plantings.

3. Might the project alter or affect flood hazard areas, inland or coastal wetlands (e.g., estuaries, marshes, sand dunes and beaches, ponds, streams, rivers, fish runs, or shellfish beds)? Yes _____ No X

Explanation and Source:

The project area is not within a flood hazard area. No inland or coastal wetlands exist in the vicinity of the site.

(Source: Federal Emergency Management Agency, Flood Insurance Rate Map).

4. Might the project affect shoreline erosion or accretion at the project site, downstream or in nearby coastal areas? Yes _____ No X

Explanation and Source:

The project site is not in the immediate vicinity of any shoreline or coastal area.

5. Might the project involve other geologically unstable areas? Yes _____ No X

Explanation and Source:

Preliminary analysis of geotechnical conditions in the project area has been conducted, and a range of alternative foundation types have been identified as satisfactory for supporting proposed structures.

D. Hazardous Substances

1. Might the project involve the use, transportation, storage, release, or disposal of potentially hazardous substances? Yes X No _____

It is not currently known whether firms locating in this area will use industrial chemicals. If such substances are used, such use would be limited to small quantities, and substances would be stored, used and disposed of in accordance with applicable local, state and federal requirements. Because industrial facilities were once situated in the project area, small volumes of industrial chemicals have been detected in some portions of the site. All necessary precautions will be taken to guard against the release of any such materials during the construction process, and all environmental requirements applicable to such activities will be followed.

E. Resource Conservation and Use

1. Might the project affect or eliminate land suitable for agricultural or forestry production?

Yes _____ No X

(Describe any present agricultural land use and farm units affected.)

Explanation and Source:

The project site is located within the midst of a developed urban area supporting no agricultural or forestry production.

2.. Might the project directly affect the potential use or extraction of mineral or energy resources (e.g., oil, coal, sand & gravel, ores)? Yes _____ No X

Explanation and Source:

No such activities occur in the vicinity of the project site.

3. Might the operation of the project result in any increased consumption of energy? Yes X No _____

Explanation and Source:

(If applicable, describe plans for conserving energy resources.)

Preliminary contact with pertinent utility companies indicate that this project will fall within local supply capacity. Building design standards for insulation, solar orientation, and other energy-related features will ensure efficient energy use. Construction will meet all applicable codes, including the Massachusetts Energy Code requirements.

F. Water Quality and Quantity

1. Might the project result in significant changes in drainage patterns? Yes _____ No X

Explanation and Source:

Total run-off for the proposed project is not expected to increase over that of past site use, which was comprised of a combination of buildings and gravel or paved areas. Cleaning of local storm drains may be required in some instances to ensure efficient operation of the area's drainage system.

2. Might the project result in the introduction of pollutants into any of the following:

- (a) Marine Waters Yes _____ No X *
- (b) Surface Fresh Water Body Yes _____ No X *
- (c) Ground Water Yes _____ No X *

Explain types and quantities of pollutants.

* Although there will be no direct discharge to marine or fresh water bodies, sanitary sewage will be conveyed to MDC treatment facilities and ultimately discharged into Boston Harbor; storm runoff will be conveyed via local sewers to the Charles River.

3. Will the project generate sanitary sewage? Yes No

If Yes, Quantity: 233,000* gallons per day

- Disposal by: (a) Onsite septic systems Yes No
- (b) Public sewerage systems Yes No
- (c) Other means (describe) _____

The City of Cambridge is currently undertaking a study of the existing sewer and water systems in the Cambridgeport Industrial Area. The developer will work with the city in evaluating the existing system and the effect of the project on the system.

*(Source: Standards listed in DEQE Title 5 - Sanitary Sewage, as applied to expected development levels within ranges presented in the conceptual development program--see Section I.C.)

4. Might the project result in an increase in paved or impervious surface over an aquifer recognized as an important present or future source of water supply? Yes No

Explanation and Source:

The project is not located over an aquifer recognized as a present or future source of water supply.

5. Is the project in the watershed of any surface water body used as a drinking water supply? Yes No

Are there any public or private drinking water wells within a 1/2-mile radius of the proposed project? Yes No

Explanation and Source:

No private drinking water wells exist within a 1/2 mile radius of the project site. (Source: Cambridge Water Department and the MIT Physical Plant Department)

6. Might the operation of the project result in any increased consumption of water? Yes No

Approximate consumption 268,000* gallons per day. Likely water source(s) Cambridge Water Department

Explanation and Source:

The site is well served with water. The City of Cambridge has cleaned and lined all the 12 inch and greater mains within and surrounding the site, in addition to the 8 inch main in Brookline Street.

*(Based on sewage generation forecast X 115%)

7. Does the project involve any dredging? Yes No

If Yes, indicate:

- Quantity of material to be dredged _____
- Quality of material to be dredged _____
- Proposed method of dredging _____
- Proposed disposal sites _____
- Proposed season of year for dredging _____

Explanation and Source:

G. Air Quality

1. Might the project affect the air quality in the project area or the immediately adjacent area? Yes No

Describe type and source of any pollution emission from the project site.

Construction activity will result in short-term air quality effects. Upon completion of the project, the primary source of air pollutants will be from increased vehicular activity in the site area.

2. Are there any sensitive receptors (e.g., hospitals, schools, residential areas) which would be affected by any pollution emissions caused by the project, including construction dust? Yes No

Explanation and Source:

A residential area is located west of Brookline Street, and some rental housing is currently located on-site. Brookline Street will be narrowed through much of its length adjacent to the site to encourage a shift of traffic flow from that street to others within the project area to the east. Open space created on-site will consist largely of courtyard areas buffered from the effects of vehicular traffic.

3. Will access to the project area be primarily by automobile? Yes No

Describe any special provisions now planned for pedestrian access, carpooling, buses and other mass transit.

However, as shown in Attachment A, a significant proportion of trips to the site will be by modes other than automobile. The site is well served by public transit, including the MBTA Red Line and a number of MBTA bus routes, such as the Harvard/Dudley Route on Massachusetts Avenue and the Central Sq./City Hospital Route on Brookline Avenue.

H. Noise

1. Might the project result in the generation of noise? Yes No

Explanation and Source:

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

Noise will be generated during the construction phase, primarily by earth moving equipment, demolition, and pile emplacement. Long-term noise effects will result from increased levels of vehicular activity in the site area.

2. Are there any sensitive receptors (e.g., hospitals, schools, residential areas) which would be affected by any noise caused by the project? Yes No

Explanation and Source:

A residential area is located west of Brookline Street, and some rental housing is currently located on-site. Brookline Street will be narrowed through much of its length adjacent to the site to encourage a shift of traffic flow from that street to others to the east. Open space created on-site will consist largely of courtyard areas buffered from the effects of vehicular traffic.

I. Solid Waste

1. Might the project generate solid waste? Yes
-
- No
-

Explanation and Source:

(Estimate types and approximate amounts of waste materials generated, e.g., industrial, domestic, hospital, sewage sludge, construction debris from demolished structures.)

Based on the project as currently programmed, the completed development will generate approximately 13 tons of solid waste per day. Construction of the project will result in the generation of debris associated primarily with the demolition of existing buildings on-site. (Source: Salvato, Environmental Engineering and Sanitation; Greenberg, A Primer on Industrial Environmental Impact.)

J. Aesthetics

1. Might the project cause a change in the visual character of the project area or its environs?

Yes No

The project site is largely blighted, with poorly maintained and vacant buildings, storage facilities, and open parking areas comprising a large portion of the property. The project will result in clean-up of litter and debris in the area, the creation of landscaped open spaces, improvement of the area's streetscape, the renovation of turn-of-the-century industrial and commercial buildings, and the development of a variety of attractive new buildings.

2. 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?

Yes No *Explanation and Source:*

Building heights will vary, with lower heights of three stories towards the residential area along Brookline Street and along Pacific Street. Five- and six-story buildings would be built towards Massachusetts Avenue and along Sidney Street, and a few taller buildings of eight to twelve stories will be built east of Sidney Street.

3. Might the project impair visual access to waterfront or other scenic areas? Yes
-
- No
-

Explanation and Source:

Although no scenic views will be impaired by the project, new views of the Charles River will become available from upper floors of the higher buildings within the project area.

K. Wind and Shadow

1. Might the project cause wind and shadow impacts on adjacent properties? Yes
-
- No
-

Explanation and Source:

The height and orientation of the variety of buildings to be constructed within the project area have been planned so as to pose, with few exceptions, no shadow or wind impacts on neighboring properties. Where any such impact may be posed, that impact will be minimal.

IV. CONSISTENCY WITH PRESENT PLANNING

A. Describe any known conflicts or inconsistencies 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 project is consistent with a range of redevelopment goals identified for the area in the City's Cambridgeport Revitalization Plan issued in 1983. These goals include coordinated area development, upgrading of the physical environment, creation of new housing, creation of landscaped open space, streetscape improvements, development of a gateway to the area at Sidney Street, job creation, and a broadening of the City's tax base. (Source: Cambridge Community Development Department, Cambridgeport Revitalization Plan).

V. FINDINGS AND CERTIFICATION

A. The notice of intent to file this form has been/will be published in the following newspaper(s):

(Name) <u>Boston Globe</u>	(Date) <u>February 28, 1985</u>
<u>Boston Herald</u>	<u>February 28, 1985</u>
<u>Cambridge Chronicle</u>	<u>February 28, 1985</u>
<u>Cambridge Tab</u>	<u>March 5, 1985</u>

B. This form has been circulated to all agencies and persons as required by Appendix B.

February 28, 1985
 Date *Drew Leff*
 Signature of Responsible Officer
 or Project Proponent
Drew Leff
 Name (print or type)

Address Forest City Rental Properties Corp.
314 Dartmouth Street, Boston, MA 02116
 Telephone Number (617) 437-9049

February 28, 1985
 Date *Karen B. Alschuler*
 Signature of person preparing
 ENF (if different from above)
Karen B. Alschuler
 Name (print or type)

Address Skidmore, Owings & Merrill
334 Boylston Street, Boston, MA 02116
 Telephone Number (617) 247-1070

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CAMBRIDGE, MASS.

9.

S- 196

Comm. from Forest City Rental Properties Corp., transmitting a copy of an Environmental Notification Form entitled "Massachusetts Avenue/Sidney Street Development Area" as submitted to the Mass. Exec. Office of Environmental Affairs.

In City Council,

March 11, 1985

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on
File-