



Dear Neighbor,

On behalf of the team at IQHQ, we invite you to a virtual community meeting on Thursday, January 21 at 6:30 PM, to discuss our redevelopment proposal in North Cambridge. The site extends from Whittemore Avenue and along Alewife Brook Parkway to Rindge Avenue. It abuts Russell Field and includes Jerry's Pond and the surrounding natural areas.

IQHQ purchased the site in July 2020 and has been evaluating the appropriate development plan since that time. Our proposed plan seeks approvals under existing zoning, and we will comply with the City of Cambridge's Asbestos Protection Ordinance to ensure all development is conducted safely.

We believe this development can bring improvements to the area but only with the community's input and trust. We understand not everyone can attend this first meeting, so we wanted to share this general information with you.

In summary our proposal will:

- 1) Maintain and improve the first two existing buildings along Whittemore Avenue to minimize disturbance to the neighborhood.
- 2) Add three new research buildings and a parking garage, with an increase of 365,000 square feet above existing buildings, all compliant with the 55-foot zoning height requirement. The vast majority of new development is over existing parking spaces or buildings.
- 3) Include a new parking garage built above ground as to minimize disruption to the flood plain.
- 4) Maintain the same number of parking spaces currently on site.
- 5) Provide new connections to allow the Whittemore Ave., Harvey St., and Rindge Ave. neighborhoods to connect through our site, safely and comfortably.
- 6) Maintain approximately 10 acres of natural area.
- 7) Remove external fencing and provide public access improvements to the Jerry's Pond area.

Enclosed you will find **1)** site plan; **2)** Jerry's Pond public access plan; and **3)** a rendering of the gateway from Whittemore Ave.

Registration is available through our website ([IQHQCommunityProcess.com](http://IQHQCommunityProcess.com)) and through the City of Cambridge's website.

- When you visit our website, please register via the Zoom registration link.
- Once clicking the link, please fill out the form fields that ask you for your first and last name and email address.
- Once completing the form, you will be provided with a link to click on your screen and via email. Please save this link or download it to add it to your online calendar.
- You may join the meeting via your computer or by phone on January 21. You do NOT have to download the Zoom application to register or join the meeting.

If you need assistance logging onto Zoom on January 21, please contact either of the following individuals by phone or email:

- Claire Gilmore, 857-268-0686, [cgilmore@solomonmccown.com](mailto:cgilmore@solomonmccown.com)
- Erika Berglund, 617-447-5301, [eberglund@solomonmccown.com](mailto:eberglund@solomonmccown.com)

We are very excited to get feedback from the community and look forward to your participation. We value the diversity of the community and will be providing translation for English as a second language residents as requested. If you need additional information or you would like to contact us, please email us at [info@IQHQcommunityprocess.com](mailto:info@IQHQcommunityprocess.com). You may also reach out to our permitting attorney, Anthony Galluccio, at [anthony@gallucciowatsonlaw.com](mailto:anthony@gallucciowatsonlaw.com) or by calling Galluccio and Watson's Law Office at 617-945-2577.

Information related to the community process will be uploaded to our website on an ongoing basis beginning Thursday, January 14.

Please join us to give your input and insights. We greatly value your time and participation.

Thank you,

*David Surette*

David Surette  
VP of Development, IQHQ



**PROJECT SUMMARY**

1. Reuse of two existing buildings, addition of three new research buildings and a parking garage.
2. Vast majority of new development is over existing parking spaces or buildings.
3. Increase of 365,000 SF above existing buildings.
4. Compliant with current SD-3 Zoning.
5. No parking space increase.
6. Compliant with the Asbestos Protection Ordinance.
7. Make Jerry's Pond area publicly accessible.

Existing Buildings Total SF	380,000 SF
Existing Buildings to Remain	180,000 SF
Proposed New Buildings	565,000 SF
Increase in Commercial Buildings SF	365,000 SF



**PUBLIC ACCESS PLAN**

1. Proposed pedestrian path materials and dimensions to be coordinated with the City of Cambridge and the community. Railings to be provided where appropriate. Water interaction will be discouraged.
2. Existing chain link fence to be removed and portions of the fence may be relocated between path and edge of pond where appropriate.
3. Short and long term maintenance plans, and an ecological education program will be developed.
4. Picnic tables and seating to be provided at appropriate locations.
5. Tree survey will be completed prior to final determination of path locations and dimensions.
6. Rindge Ave boardwalk and viewing station to be created.