APPENDIX D: Responses to Comments Matrix

- Community/CDD Comments & Responses – Summary
- Community/CDD Comments & Responses – Detailed
- Community/CDD Comments & Responses – CDD comments

COMMUNITY COMMENTS & RESPONSE:
SUMMARY: COMMUNITY BENEFIT

CATEGORY	TOPIC	COMMENT / QUESTION	RESPONSE	ARTICLE 19 FIGURE REFERENCE
Community Benefit	**Communal Garden**	Request for a communal garden	We have incorporated a communal garden in our proposed plan to the north east of Jerry's Pond, to be accessed by the linear path. The garden will be constructed on an accessible elevated platform. We are working with Green Cambridge. Green Cambridge will manage and operate the garden. The garden will be run by volunteers. It does not include individual plots, but we are sure that they will commit growth to local needy residents. IQHQ has also committed to the maintenance of communal gardens in partnership with Cambridge Green at a cost of $40,000 per year. IQHQ has committed $400,000 for the initial build of the communal garden.	Figure 1.22
Community Benefit	**Community Benefits & Partnerships**	Request for economical and educational programs	IQHQ has committed $500,000 to a new scholarship fund for local residents, and $500,000 to the Just-A-Start biomedical training program. We have also enrolled local residents in a career-start internship.	NA
Community Benefit	**Historic / Wayfinding**	Interest in paying homage to history of site	IQHQ has committed to include informative and historic signage throughout the site, approximately 25 signs. We have also met with Charlie Sullivan of Cambridge Historical Commission to discuss the initiative and further explore historical data regarding the site.	NA
Community Benefit	**Jerry's Pond**	How will IQHQ improve the site while protecting the habitat?	This is a critical eco-system that we want to protect and enhance. We believe limiting public access to boardwalks is the least impactful to the habitat.	Figure 1.22
Community Benefit	**Jerry's Pond**	Sediment and pond water testing	We have recently performed additional testing of the water and sediment at the pond. The results are conclusive that there is no risk to people and wildlife due to contamination from the former Grace site.	NA
Community Benefit	**Jerry's Pond**	Safety of children	The boardwalk railings will be thoughtfully design using a 2"x2" mesh material to interrupt the ability to climb the railings.	Figure 1.22
Community Benefit	**Jerry's Pond**	Will you consider reshaping the pond to improve the existing steep bank conditions?	We're confident in our public access proposal and believe it is the best use of our resources.	Figure 1.22
Community Benefit	**Jerry's Pond**	Can trees be planted along Rindge Avenue?	Through additional collaboration and evolution of our plan, we have moved the proposed boardwalk along Rindge Avenue further towards the water allowing for additional green space and planting opportunities Rindge Avenue. We believe there is also a benefit of separating the boardwalk and existing sidewalk with this updated plan. We are also proposing (9) new trees along the southern sidewalk of Rindge Ave.	Figure 1.22

COMMUNITY COMMENTS & RESPONSE:
SUMMARY: COMMUNITY BENEFIT

CATEGORY	TOPIC	COMMENT / QUESTION	RESPONSE	ARTICLE 19 FIGURE REFERENCE
Community Benefit	**Jerry's Pond**	Interest in ecological educational opportunities	We are proposing an outdoor ecological pavilion to support education programs. IQHQ is meeting with the Mass Audubon to further explore partnership opportunities.	Figure 1.22
Community Benefit	**Jerry's Pond**	Request to bury power lines along Rindge Avenue	We understand that underground power lines are not preferred by the City of Cambridge as DPW prioritizes water, sewer and sanitary for underground utilities.	NA
Community Benefit	**Jerry's Pond**	Request for bike lane along Rindge	Rindge Avenue is a narrow street. Our proposal includes a new boardwalk along the southern edge of Jerry's Pond and a 10' bib-directional, multi-use pathway. Our team is continuing to evaluate opportunities to accommodate improved paths along Rindge Avenue.	Figure 1.22
Community Benefit	**Jerry's Pond**	Request for BBQ locations	The Ecological Center design will include an outdoor grill for community use by reservation.	Figure 1.22
Community Benefit	**Jerry's Pond**	Concern about air quality	This is a regional conversation. The community has asked IQHQ to provide access and enjoyment areas on our site.	NA
Community Benefit	**Jobs**	Will local residents have preferential hiring options at the new buildings?	IQHQ has committed $500,000 to the Just-A-Start biomedical training program that trains and assists local residents find employment. We have also enrolled local residents in a career-start internship.	NA
Community Benefit	**MBTA Headhouse**	Are there any plans to provide improvements and increase safety at the MBTA headhouse?	Yes, we have met with the MBTA on several occasions to discuss the proposed improvements at the MBTA headhouse. Proposed improvements include additional lighting, resurfacing plaza, new doors, new plantings, new trees, and removal of existing trailers to improve safety.	Figure 1.23
Community Benefit	**Site Maintenance**	Who will maintain the boardwalks and paths?	IQHQ will maintain and control all areas within ownership area and work with MBTA, DCR and City of Cambridge to ensure abutting properties are kept up.	NA

COMMUNITY COMMENTS & RESPONSE:
SUMMARY: DEVELOPMENT SITE

CATEGORY	TOPIC	COMMENT / QUESTION	RESPONSE	ARTICLE 19 FIGURE REFERENCE
Development Site	**Accessibility**	Will paths be accessible for people with mobility issues?	Our proposed design is in accordance with M.G.L. c. 22, § 13A. All public buildings shall be designed to be accessible to, and functional and safe for the use by, physically disabled persons, and conform to the requirements of 521 CMR. In accordance with M.G.L. c. 143, § 3, 521 CMR shall be enforced by the building official or the state inspector, as applicable.	NA
Development Site	**Bike and Pedestrian Paths**	Request for connection on Harvey, Whittemore, improved connections to Linear Path	Connectivity and public access are driving principles to the project. In addition, our team is proposing a design that greatly improves the separation between bike and pedestrian paths. Our proposed plan includes approximately 15,000 SF of proposed pedestrian sidewalk, 3,000 SF existing pedestrian sidewalk, 6,000 SF of proposed bike paths, and 53,000 SF of promenade space for pedestrian use. The Project includes several new bike and pedestrian paths designed to connect the North Cambridge neighborhoods along Whittemore Ave, Harvey Street, and Rindge Avenue. Today these neighborhoods are disconnected and there is not a clear exchange between Jerry's Pond, the baseball fields, the recreational facility, and the MBTA Alewife headhouse. The new pedestrian paths included as part of the Project are designed to improve public access to each of these areas while offering protection of natural spaces and habitats.	Figures 5.6-5.8
Development Site	**Construction Activities**	Request for information regarding noise, traffic, dust control throughout construction	We will present a dust and road plan to the neighborhood, and will maintain active communication throughout construction. We are developing a neighborhood and community communication protocol for the duration of construction.	NA
Development Site	**Flood Management**	How is the project proposing to improve the flood storage management on site?	The project proposes a great improvement to flood water management by way of underground detention tanks and regrading the site to better direct and store water. Proposed plan will result in an increase of floodplain storage sitewide.	Figure 6.2
Development Site	**General**	Who is IQHQ and what are the long term plans for management of the site?	IQHQ is a life science focused real estate investment trust that intends to own and operate the Alewife site upon completion of development. We have also agreed to a restrictive covenant with the city for both the 4-acre habitat area and the Jerry's Pond site which will prohibit construction with the exception of minor improvements to amenities included in the existing plan .	NA

COMMUNITY COMMENTS & RESPONSE:
SUMMARY: DEVELOPMENT SITE

CATEGORY	TOPIC	COMMENT / QUESTION	RESPONSE	ARTICLE 19 FIGURE REFERENCE
Development Site	**Glass at Building Envelope**	How much exterior glass is proposed for the envelope? What precautions are put in place to minimize birds flying into the exterior glass?	Building codes continue to push for glass at approximately 30% which is where our design falls. We have also increased insulation at opaque areas of the envelope. We do not anticipate a high volume of bird activity flying into the glass with the design of the buildings at three stories with limited visibility glass. We are looking into glass coatings in response to public concern.	Figures 1.14B, 1.15A-P, 1.16A-J
Development Site	**Green Roofs and Solar Array**	Request to maximize use of green roof and solar array	The project committed to more than 80% coverage for rooftops of new buildings prior to the announcement of the new city ordinance. We have also committed to a green roof at the garage, solar array at the eastern parking lot, and are evaluating opportunities for use of biosolar on the rooftop of the enclosed mechanical penthouses of the new buildings.	Figures 1.11D, F, H; 1.12; 5.11A
Development Site	**Habitat**	Request to assess, protect and enhance the vitality of the natural habitat	At the request of the community, a licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	NA
Development Site	**Inclusive Design & Social Justice**	How will IQHQ practice equity and inclusion?	IQHQ has committed $1,000,000 to help fund and advance programs offered to lower income neighborhood residents. This commitment includes a $500,000 donation to Just-A-Start, $500,000 to a new scholarship for lower income neighborhood residents, community partnerships, working with local and minority retailers, local non-profits, and an internship program for career-start.	NA
Development Site	**Nursery on Garage**	Request of Green Cambridge to support a tree nursery on the roof of the garage	Our team has evolved the design of the garage to support Green Cambridge's request to support a tree nursery at the roof of the garage. The nursery will support growth of 350 tree saplings in a 3-4 month cycle.	NA
Development Site	**Occupancy and Use**	Who will occupy the buildings?	The buildings are intended for a mix use of lab and office for research and innovation. All science conducted within IQHQ buildings will be required to comply with applicable state regulations.	NA

COMMUNITY COMMENTS & RESPONSE:
SUMMARY: DEVELOPMENT SITE

CATEGORY	TOPIC	COMMENT / QUESTION	RESPONSE	ARTICLE 19 FIGURE REFERENCE
Development Site	**Project Schedule**	What is proposed construction timeline for the project?	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	NA
Development Site	**Public Access**	Is the plaza open to the public and what is seating capacity?	Increasing public access and connectivity are driving principals to the design of the development. The plaza is open to the public and proposed to provide approximately 178 permanent seats.	Figures 1.17B, 1.20A-B
Development Site	**Public Access**	Request to include additional overlook	We have evolved our project plan to include additional overlooks and seating for public access.	Figures 1.17H, 1.22
Development Site	**Public Safety**	Interest in public safety on the proposed paths proposed	New lighting will be installed along pathways.	Figures 1.21, 1.23
Development Site	**Signage**	Request for signage at paths and identifying habitat species	The proposed signage strategy and design are under development.	NA
Development Site	**Site Amenities**	Request for retail / coffee shop and bike repair station	IQHQ has evolved our plan to include retail space at the ground floor of Building 4 and dedicated bike repair station in the garage in response to community requests.	Figures 1.11E, 1.16H
Development Site	**Soil Contamination & Testing**	Can development be completed safely?	Yes, the development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	NA
Development Site	**Soil Contamination & Testing**	Where will the contaminated soil be sent to?	Contaminated soil will be disposed at facilities that are permitted to accept the soils based on testing data.	NA
Development Site	**Soil Contamination & Testing**	Will the AUL need to be modified?	AUL will need to be updated to reflect current conditions post construction.	NA
Development Site	**Sustainability**	What can be done to mitigate the heat island effect of the site?	The proposed design will provide a great improvement to heat island effect. Several contributors to improving heat island include the removal of the existing dark roofs and replacement with high albedo roof materials including green and solar array, lighter color surface material and pavers, shading as result of extensive landscaping plan and tree planting, solar array to shade east parking deck, substantial increase to permeable areas and additional trees at the lots north of Whittemore.	Figures 1.12, 1.17A-K, 5.10, 5.11A-E
Development Site	**Sustainability**	Are you including EV charging stations at your parking areas?	Yes, 40 parking spots are to receive EV charging on Day 1. The garage will also include infrastructure for future expansion of EV. IQHQ has committed to allowing residents use of the EV stations at the east parking lot, and garage if the lots are unavailable, during nights and weekends, when not in use by IQHQ. Cost of use will be a commitment by individual.	Figures 5.11A-E

COMMUNITY COMMENTS & RESPONSE:
SUMMARY: DEVELOPMENT SITE

CATEGORY	TOPIC	COMMENT / QUESTION	RESPONSE	ARTICLE 19 FIGURE REFERENCE
Development Site	**Sustainability**	Request to design with sensitivity to environment	Sustainability is a design principal for the project. The project is designed to achieve LEED Gold certification.	NA
Development Site	**Tree Protections**	Will you be performing a tree survey?	Yes, we have conducted a thorough Tree Study on the development site as required by Article 19.	Figure 2.2
Development Site	**Tree Protections**	Request to plant native trees	Our design team professionals have recommended native plantings aligning with community requests.	Figure 1.17A-K
Development Site	**Whittemore Ave Parking Lots**	Will residents be allowed to use the surface lots when not in use by IQHQ?	IQHQ has committed to allowing residents use of the surface lots during nights and weekends, and garage if the lots are unavailable, when not in use by IQHQ.	NA
Development Site	**Whittemore Ave Parking Lots**	What are your plans for the lots north of Whittemore Avenue?	The lots along Whittemore Avenue will continue to be used as accessory surface parking. We have indicated our openness to future evaluation of parking needs in order to consider residential development.	Figures 5.11A-E
Development Site	**Whittemore Ave Parking Lots**	Request to reduce heat island effect on lots and increase permeability	IQHQ's proposed plan includes planting new trees and creating permeable green space in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave. The project is including a stormwater control system that is compliant with the City of Cambridge requirements to mitigate impacts of stormwater from the surface lot on the surrounding lots.	Figures 5.11A-E

COMMUNITY COMMENTS & RESPONSE:
SUMMARY: TRANSPORTATION

CATEGORY	TOPIC	COMMENT / QUESTION	RESPONSE	ARTICLE 19 FIGURE REFERENCE
Transportation	**Public Transportation**	Are there plans for a new commuter rail stop?	IQHQ is supportive of alternative transportation that reduces single-occupant driving. The introduction of MBTA commuter rail access to Alewife would be a positive action to supporting this initiative. IQHQ is looking to learn more from the city and others as to past and current discussions that have occurred regarding the issues, opportunities and challenges of introducing a commuter rail station along the Fitchburg Line.	NA
Transportation	**Public Transportation**	Are there plans to improve the curb condition at the bus turn around nearby Comeau Field?	Yes, our plan includes improvements at the existing crosswalk and improving the curb conditions at Rindge Avenue at the bus turn around near Comeau Field.	NA
Transportation	**Traffic and Parking**	Who will be allowed to use the garage?	Tenants and visitors will have use of the parking garage. IQHQ has committed to allowing neighborhood use during snow emergencies or when the lots are unavailable.	Figures 5.11A-B
Transportation	**Traffic and Parking**	How do you know you have enough spots?	A data driven assessment has been conducted to determine the appropriate amount of parking needed to support the Project. IQHQ will continue to work with the City and communicate with residents about parking quantity needed to support the Project. The project is a transit oriented site. IQHQ and it's tenants will encourage the use of public transit and alternative forms of transportation to reduce parking demand.	NA
Transportation	**Traffic and Parking**	How will the project address moving cars and people in and out of the site?	IQHQ is committed to minimizing auto travel and encouraging alternative travel modes. IQHQ will support a program of proactive transportation demand management actions to reduce single occupancy vehicle automobile trips, support carpooling, and encourage the use of transit, biking, and walking. The Project Site and related site plan include separated bicycle and pedestrian connections, including a new Linear Path connection from the Minuteman Commuter Bikeway and the Fitchburg Cutoff to the Linear Path using our new service road. Outside of the Project Site, IQHQ is coordinating with the state agencies to provide (1) a new pedestrian path that serves as a pedestrian alternative from the linear path from Rindge Avenue to the MBTA Red Line headhouse and (2) widening of the path along Alewife Brook Parkway to the MBTA Red Line headhouse.	Figure 5.5

COMMUNITY COMMENTS & RESPONSE:
SUMMARY: TRANSPORTATION

CATEGORY	TOPIC	COMMENT / QUESTION	RESPONSE	ARTICLE 19 FIGURE REFERENCE
Transportation	**Traffic and Parking**	What is proposed to limit impact of traffic to Whittemore neighborhood?	The access and circulation plan for the site has been devised to leverage opportunity from most passenger cars to access and egress the site directly to and from Route 2 without using local roads north of Whittemore or the Alewife Brook Parkway. For those motorists travelling north and south, their access will be provided at the site's west driveway connection to Whittemore Avenue. Measures have been put in place to minimize both project traffic and unwanted cut through traffic from traveling through adjacent residential streets. IQHQ has committed to maintain Police Detail during rush hours at the corner of Whittemore and Alewife Brook Parkway. The project is also proposing restricted access along the service / loop road to restrict vehicular access direct to Whittemore (by Magoun and Madison) and Harvey Street.	Figure 5.5

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	7/16/2021	Article 19 Draft	ASG asked to review a draft of Article 19 prior to submission.	IQHQ agreed to provide a draft of Article 19 to ASG.	NA
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Bike & Pedestrian Paths	Can we separate pedestrian users from cyclists on the existing linear path?	That is city property. Our plan is to create a passive path to the headhouse along Jerry's Pond area.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Agree on considering bike-pedestrian access at the end of Harvey St. in order to take some bikes off the congested/dangerous T plaza where bikes and peds are in competition.	The terminus of Harvey Street will be designed to accommodate both bicycle and pedestrian access to the site, connecting to other important non-auto corridors that will pass through and near the Project. That terminus will also be designed to accommodate emergency vehicle access. General purpose traffic will be restricted.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Would also like to see an off-road bike path on Rindge Ave…. a longer conversation about that edge of the pond.	Rindge Avenue is a narrow street. Our proposal includes a new boardwalk along the southern edge of Jerry's Pond to help with bike / pedestrian traffic at this location. Our team is continuing to evaluate opportunities to accommodate improved paths along Rindge Avenue.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	I see Harvey St. connected on slide #26. Will that be limited access?	Access to / from Harvey Street will be restricted access for emergency vehicles only.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Will there be bike and pedestrian lanes, for safety issues?	Yes.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	There is an opportunity to improve pedestrian access to the Alewife T Headhouse by creating an alternative route for bicyclists following the current direction of the Multi-Use Path which is also labeled, confusingly, "Minuteman Bike Path" by opening a more direct route through your site to connect more directly at the other side with the continuation of the, at that point, mostly just bicyclist-used path. They are in theory, shared paths, but bicyclists speed through. Separation vitally important to improvement for both!	We will take this recommendation into consideration when looking to design a more passive path getting people to the headhouse.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Can you work with Cambridge or whoever owns the tunnel to improve the pedestrian connection to the Alewife Reservation?	We will study the feasibility and viability of pedestrian access through the tunnel.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Is there a plan to improve ped/bike access through the tunnel on Alewife Station Access Rd?	Not currently but we have been asked to look into a study.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Will the fences around the area north of the Alewife Head House be removed?	We are evaluating the impact fences have to the existing habitat.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Request for improving various bike paths.	Connectivity and public access are driving principles to the project. In addition, our team is proposing a design that greatly improves the separation between bike and pedestrian paths. The Project includes several new bike and pedestrian paths designed to connect the North Cambridge neighborhoods along Whittemore Ave, Harvey Street, and Rindge Avenue. Today these neighborhoods are disconnected and there is not a clear exchange between Jerry's Pond, the baseball fields, the recreational facility, and the MBTA Alewife headhouse. The new pedestrian paths included as part of the Project are designed to improve public access to each of these areas while offering protection of natural spaces and habitats.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Request for less fencing, except as necessary to maintain safety.	Our plan includes fencing to protect the natural habitat.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Can bike/ped path heading north along Alewife Brook Parkway from Rindge connecting to the Alewife linear path be improved?	Yes, the Project includes several new pedestrian paths designed to connect the North Cambridge neighborhoods along Whittemore Ave, Harvey Street, and Rindge Avenue. Today these neighborhoods are disconnected and there is not a clear exchange between Jerry's Pond, the baseball fields, the recreational facility, and the MBTA Alewife headhouse. The new pedestrian paths included as part of the Project are designed to improve public access to each of these areas while offering protection of natural spaces and habitats.	
IQHQ Community Meeting Comment	1/21/2021	Bike & Pedestrian Paths	Will the extant structure at the east of the complex (i.e., the building most closely abutting the Community Path before the path crosses Harvey) be demolished and replaced by landscaping and a connector to the new walking/emergency vehicle path running east-west through the site?	Yes.	
Alewife Study Group Meeting	2/26/2021	Bike & Pedestrian Paths	The linear path is very congested as it approaches the MBTA headhouse, can the cyclists and pedestrians be separated to decongest the paths?	The project is proposing new bike connectivity from points west through the project site that will provide a new route for through bike commuters. This new bike route will help decongest the existing linear path by separating cyclists that are commuting through the site.	Figure 5.6
Alewife Study Group Meeting	2/26/2021	Bike & Pedestrian Paths	Can the Route 16 underpass next to the Alewife Garage be utilized for bike lanes?	The underpass has dimensional constraints that do not allow for the creation of separate bicycle and pedestrian lanes as well as required widths for emergency vehicles passing through the underpass tunnel. To provide the required widths, significant construction would be required to enlarge the tunne. This work is beyond the scope of the proposed development and in addition, the underpass is off the project property and would require state and local agencies.	Figure 1.22

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	3/19/2021	Bike & Pedestrian Paths	Can the path north of the headhouse be widened or delineate between uses (paint, markings, etc.)?	The project is proposing a widened multi-modal path (14' wide) from the MBTA plaza north of the headhouse to the service road for bike and pedestrian users.	Figure 5.6
Alewife Study Group Meeting	3/19/2021	Bike & Pedestrian Paths	Can the project create a short stretch of dedicated bike lane running eastbound under the Rte. 16 underpass. Allowing bike commuters to come through the site?	The underpass has dimensional constraints that do not allow for the creation of separate bicycle and pedestrian lanes as well as required widths for emergency vehicles passing through the underpass tunnel. The project is proposing new bike connectivity from points west through the project site that will provide a new route for through bike commuters.	Figure 5.6
Alewife Study Group Meeting	3/19/2021	Bike & Pedestrian Paths	A walking path from the east neighborhood areas across the site to the minuteman path and reservation areas would be a helpful addition.	The project is proposing new pedestrian connectivity running east to west between the Harvey and Clifton Street neighborhoods and points west. In addition north to south connectivity is being created through the site from Rindge Ave to Whittemore Ave. No current connections exist on the site.	Figures 5.6-5.8
Alewife Study Group Meeting	3/19/2021	Bike & Pedestrian Paths	Can the path be widened or additional visibility created at the intersection of the Linear Path and the path to the headhouse next to Russell Field?	The project is proposing a communal garden adjacent to this intersection. As part of the development of the communal garden, the intersection will be opened up and much greater visibility created to provide for a safe intersection.	Figures 5.6-5.8 and Figure 1.22
Alewife Study Group Meeting	4/2/2021	Bike & Pedestrian Paths	Can the path north of the headhouse be changed to separate bike and pedestrian accommodations, similar to Dennehy Park?	The project proposed this configuration, however other community members and the city planners recommended a multi-modal path at 14' in with to slightly reduce the amount of pervious surfaces within the floodplain.	Figures 5.6-5.8
Alewife Study Group Meeting	5/14/2021	Bike & Pedestrian Paths	Discussed opportunities / complications at tunnel - to be further evaluated by neighborhood.	We will study the feasibility and viability of pedestrian access through the tunnel.	NA
Alewife Study Group Meeting	5/14/2021	Bike & Pedestrian Paths	Requesting connection from Whittemore to linear path.	We have added a bike lane from Whittemore to the linear path.	Figure 5.8
Alewife Study Group Meeting	5/14/2021	Bike & Pedestrian Paths	Requesting bike access from Madison and Whittemore connecting to linear path	We have added a bike lane from Whittemore to the linear path.	Figure 5.8
Alewife Study Group Meeting	5/21/2021	Bike & Pedestrian Paths	Request for community Space for bike tools and bike donation center.	Yes, IQHQ has allotted footprint in the garage to support these initiatives.	Figure 5.8
Alewife Study Group Meeting	5/21/2021	Bike & Pedestrian Paths	Concern with bike path wrapping west to south conflicting with garage entry / exit.	VHB response: flood plain considerations, less disturbance to natural habitat,	Figure 5.8
Alewife Study Group Meeting	5/21/2021	Bike & Pedestrian Paths	Proposal to add bicycle lane on Alewife Station Access Road and under tunnel and extend to back side of garage.	IQHQ is evaluating options.	NA
Alewife Study Group Meeting	5/21/2021	Bike & Pedestrian Paths	Proposal to add bicycle paths along Rindge.	Rindge Avenue is a narrow street. Our proposal includes a new boardwalk along the southern edge of Jerry's Pond to help with bike / pedestrian traffic at this location. Our team is continuing to evaluate opportunities to accommodate improved paths along Rindge Avenue.	Figure 1.22

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	5/21/2021	Bike & Pedestrian Paths	Proposal for path from Whittemore east of lot	This is not IQHQ property. However, IQHQ has added a new bike path connecting Whittemore to the linear path.	Figure 5.8
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Bike & Pedestrian Paths	Will IQHQ add a bike path from Whittemore Avenue? If so, where?	Yes, we have added a bike path from Whittemore between Harrison and Madison.	
IQHQ Community Meeting Comment	5/26/2021	Bike & Pedestrian Paths	Can we have a barrier on the alewife side to prevent kids on bikes or pathways to keep them from entering the roadway?	We will consider use of a barrier.	
IQHQ Community Meeting Comment	5/26/2021	Bike & Pedestrian Paths	Request for bike / ped paths over bridges.	Connectivity and public access are driving principles to the project. In addition, our team is proposing a design that greatly improves the separation between bike and pedestrian paths. The Project includes several new bike and pedestrian paths designed to connect the North Cambridge neighborhoods along Whittemore Ave, Harvey Street, and Rindge Avenue. Today these neighborhoods are disconnected and there is not a clear exchange between Jerry's Pond, the baseball fields, the recreational facility, and the MBTA Alewife headhouse. The new pedestrian paths included as part of the Project are designed to improve public access to each of these areas while offering protection of natural spaces and habitats.	
Alewife Study Group Meeting	6/11/2021	Bike & Pedestrian Paths	ASG noted that Rindge Ave looks wide enough to rework the street to provide a single bike lane heading westbound.	Design team is reworking the curb location, utility poles and sidewalk location to provide a westbound bike lane along the north side of Rindge Ave.	Figure 1.22
Alewife Study Group Meeting	6/11/2021	Bike & Pedestrian Paths	ASG noted that a wider path with separate bike/pedestrian accommodations would a safer path and could minimize impact to existing trees.	The design team has updated the Rte 16 bike and pedestrian paths to provide separate accommodations that work to minimize impacts to existing trees.	Figure 1.22
Alewife Study Group Meeting	3/19/2021	Bike & Pedestrian Paths	Dennehy Park has good examples of bike and pedestrian paths that would be good to emulate.	The project is proposing 14' wide multi-modal paths a various locations through the site as well as separate bike and pedestrian paths to allow for connectivity to and through the development, connecting the Whittemore, Harvey St and Rindge Ave neighborhoods. These paths are similar to those at Dennehy Park.	Figures 5.6-5.8
IQHQ Community Meeting Comment	5/26/2021	Communal Garden	Id like to ask about the communal garden and how it is expected to work. Will people from the neighborhood get areas where they can grow plants or will it be something different?	Garden will be maintained be managed by Green Cambridge and run by volunteers, food from garden will be donate and distributed evenly to those who have requested a need.	
IQHQ Community Meeting Comment	5/26/2021	Communal Garden	It would be nice if some of the garden plots could be used by specific families in the Rindge Ave area.	Garden will be maintained be managed by Green Cambridge and run by volunteers, food from garden will be donate and distributed evenly to those who have requested a need.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	5/26/2021	Communal Garden	If garden is managed by Green Cambridge - they organize volunteers to work the plots and share out the food grown - will they do this with this garden?	Yes.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Communal Garden	Will families living in the Rindge Avenue towers and at Jefferson Park have priority for plots in the community garden, and will they be able to keep the produce they grow? How will decisions be made about the garden, and by who?	We are working with Green Cambridge. It does not include individual plots, but we are sure that they will commit growth to local needy residents.	
Alewife Study Group Meeting	4/23/2021	Communal Garden	Request for picnic areas and garden.	Picnic areas are throughout the proposed development site and Jerry's Pond plans. A communal garden has been included in the Jerry's Pond commitment area plan.	Figure 1.22
IQHQ Community Meeting Comment	1/21/2021	Community Benefits & Partnerships	Request to partner with Trust for Public Land.	We are meeting with Mass Audubon to discuss potential partnership.	
IQHQ Community Meeting Comment	1/21/2021	Community Benefits & Partnerships	Are you planning on any easements?	We are considering.	
IQHQ Community Meeting Comment	1/21/2021	Community Benefits & Partnerships	Consideration for amenities for homeless population?	We do not have plans for amenities to specifically serve the homeless population.	
IQHQ Community Meeting Comment	1/21/2021	Community Benefits & Partnerships	Good design and promises still require commitment to ongoing maintenance. The whole area has historically suffered from neglect. We need partnerships and commitments for improvements and continual maintenance.	IQHQ will develop, maintain and secure.	
IQHQ Community Meeting Comment	1/21/2021	Community Benefits & Partnerships	Translation needs to be stated it's available in Spanish, etc. It keeps being mentioned in English.	Translation services are available for all community presentations.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Community Benefits & Partnerships	Will you be announcing the economic and educational benefits?	IQHQ has committed $1,00,000 in contributions to Just-A-Start, a new scholarship fund and a internship program for career start.	
IQHQ Community Meeting Comment	5/26/2021	Community Benefits & Partnerships	Students from the Mayor's Program and Meadow scaping for Biodiversity who have worked with FOJP since 2018 are happy to plant native plants and remove invasive plants during the summer	We are working with Green Cambridge and have an internship program. We will consider additional engagement.	
IQHQ Community Meeting Comment	5/26/2021	Community Benefits & Partnerships	Is anything proposed to support improve the athletic facilities? Como/Russell filed or in other ways supporting youth sports?	We do not have plans to improve the athletic fields at this time.	
Alewife Study Group Meeting	4/23/2021	Community Benefits & Partnerships	Concern with social justice and economic issues; scholarships, preferential hiring, job training.	IQHQ has committed $1,00,000 in contributions to Just-A-Start, a new scholarship fund and a internship program for career start.	NA
Alewife Study Group Meeting	3/19/2021	Community Meeting Process	ASG noted that they would like to have a role in the second community meeting. Attendance and then have a follow-up meeting to hear community input.	ASG was included in the second community meeting held on 5/26/2021. They announced their follow-up community meeting that was held on 6/2/2021. These meetings were held prior to the issuance of the Article 19 draft to continue to gather community input on the proposed project.	NA

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	3/19/2021	Community Meeting Process	ASG asked that we spend significant amount of time with the community and allow time for the community to provide input.	The development and design teams committed to a weekly community meeting with ASG and other groups that continued from mid-March 2021, and will continue through the submission of the Article 19 draft.	
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Community Meeting Process	What is the process to engage the public housing folks?	Rindge Towers, Jefferson Park, the Rindge community were mailed notices for the meeting and we are engaged. We have also hired several residents to participate in our career-start internship meeting on a weekly basis.	
IQHQ Community Meeting Comment	1/21/2021	Community Meeting Process	Suggest for a working group on circulation paths issues.	We are working with ASG and other community groups on small group meetings.	
1/19/21 ASG Memo - from 1/21/21 Community Deck	1/19/2021	Conservation Commission & DPW	Conservation easement	We are considering.	
Alewife Study Group Meeting	4/2/2021	Conservation Commission & DPW	ASG requested the ANRAD documents.	Howard Moshier from VHB provided the documents to ASG for review and comment.	NA
1/19/21 ASG Memo - from 1/21/21 Community Deck	1/19/2021	Construction Activities	Dust and road containment	We will present a dust and road plan to the neighborhood and will maintain active communication.	
IQHQ Community Meeting Comment	1/21/2021	Construction Activities	Are you going to use white noise or broadband backup alerts during construction to mitigate aggravation to neighbors during construction, especially given everyone is working from home?	We are developing a neighborhood and community communication protocol for our construction phase.	
IQHQ Community Meeting Comment	1/21/2021	Flood Management	What work is being done to mitigate the flood resiliency issues?	The project proposes a great improvement to flood water management by way of underground detention tanks and regrading the site to better direct and store water. Our team is also evaluating opportunities to either increase permeability of existing lots and/or increase stormwater detention.	
IQHQ Community Meeting Comment	1/21/2021	Flood Management	Will the retention storage be underground?	Yes.	
email to info@iqhqcommunityprocess	1/28/2021	Flood Management	How are you handling flood management issues for proposed work above grade?	The project proposes a great improvement to flood water management by way of underground detention tanks and regrading the site to better direct and store water.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
email to info@iqhqcommunityprocess	1/30/2021	Flood Management	Thank you for your thoughtful presentation to the community. I can tell that your team has already put a lot of thought into this plan and are being mindful of many needs. As you are aware, the parcel that IQHQ is building on impacts the severe flood issues in the neighborhood. In particular, the large lots behind the building creates excessive runoff in the Whittemore neighborhood. Would you consider remediating this during the project? Perhaps, you could add a perimeter of trees and a catch basin around these lots.	IQHQ's proposed plan includes planting new trees and creating permeable green space in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave. The project is including a stormwater control system that is compliant with the City of Cambridge requirements to mitigate impacts of stormwater from the surface lot on the surrounding lots.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Flood Management	What will be the flood volume credit created by the removal of some of the existing buildings?	The project proposes a great improvement to flood water management by way of underground detention tanks and regrading the site to better direct and store water.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Flood Management	How much flood volume will be displaced by the new buildings?	The project proposes a great improvement to flood water management by way of underground detention tanks and regrading the site to better direct and store water.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Flood Management	Therefore, what will be the net required or extra compensatory volume after the new buildings are built?	The project proposes a great improvement to flood water management by way of underground detention tanks and regrading the site to better direct and store water.	
IQHQ Community Meeting Comment	5/26/2021	Flood Management	What about the impact on the flood zone north of Whittemore? Adding some permeability to the lots north of Whittemore - for example taking small strips and making them narrow meadow strips with trees could really help with the flooding and heat island effect to our neighborhood north of Whittemore.	IQHQ's proposed plan includes planting new trees and creating permeable green space in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave. The project is including a stormwater control system that is compliant with the City of Cambridge requirements to mitigate impacts of stormwater from the surface lot on the surrounding lots.	
Alewife Study Group Meeting	5/14/2021	Flood Management	Requesting usability of ground floor of parking garage.	A portion of the ground floor of the garage will be used as compensatory storage.	NA
Alewife Study Group Meeting	5/14/2021	Flood Management	Flooding at lots north of Whittemore.	The project proposes a great improvement to flood water management by way of underground detention tanks and regrading the site to better direct and store water. Our team is also evaluating opportunities to either increase permeability of existing lots and/or increase stormwater detention.	NA

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	General	Is there a plan for any housing on the north Whittemore parcels?	The lots along Whittemore Avenue will continue to be used as accessory surface parking.	
1/19/21 ASG Memo - from 1/21/21 Community Deck	1/19/2021	General	Clarify future plans and a timeline.	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	
IQHQ Community Meeting Comment	1/21/2021	General	A number of questions in the chat weren't able to be addressed due to time limitations. Can IQHQ get to them and post responses somewhere, or is there a way for us to submit our thoughts to IQHQ?	Yes.	
IQHQ Community Meeting Comment	1/21/2021	General	Is a copy of this presentation available somewhere?	Yes, the presentation will be posted to www.IQHQcommunityprocess.com	
IQHQ Community Meeting Comment	1/21/2021	General	Do I assume correctly that the private residence to the west of the complex (the house with the cars in the yard) is outside this project and will remain as is?	Correct.	
Alewife Study Group Meeting	4/30/2021	General	Are you aware of the study the redevelopment authority is evaluating regarding connectivity from Jefferson Park to Vanity Park?	No, we are not aware, however, we will review with the CDD.	NA
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	General	Who is IQHQ? Are they affiliated with Grace or GCP?	Life Science developer, no affiliation with GCP or Grace.	
IQHQ Community Meeting Comment	1/21/2021	General	Is IQHQ going to continue owning the property as a commercial landlord once the site is completed, or is the plan to sell it to a different landlord?	IQHQ intends to maintain ownership and operate property.	
IQHQ Community Meeting Comment	1/21/2021	Glass	Request for glass to be minimized because it is bad for climate resiliency; low insulation, absorbs summer sun (greenhouse) and workers don't like the glare on computer screens anyway.	Building codes continue to push for window at approximately 30% which is where our design falls. We have also increase insulation at opaque areas of the envelope.	
IQHQ Community Meeting Comment	1/21/2021	Glass	Will you make a commitment to use only proven bird-safe windows?	We do not anticipate a high volume of bird activity flying into the glass with the design of the buildings at three stories with limited visibility glass. We are looking into glass coatings in response to public concern.	
IQHQ Community Meeting Comment	5/26/2021	Glass	How will you mitigate the threat of birds flying into the glass?	We do not anticipate a high volume of bird activity flying into the glass with the design of the buildings at three stories with limited visibility glass. We are looking into glass coatings in response to public concern.	
IQHQ Community Meeting Comment	5/26/2021	Glass	Will birds fly into glass and die?	We do not anticipate a high volume of bird activity flying into the glass with the design of the buildings at three stories with limited visibility glass. We are looking into glass coatings in response to public concern.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	5/26/2021	Glass	Request to reduce quantity of glass.	Building codes continue to push for window at approximately 30% which is where our design falls. We have also increase insulation at opaque areas of the envelope.	
IQHQ Community Meeting Comment	1/21/2021	Green Roofs	Has a living roof been considered for any of the buildings as part of the screening to mitigate heat absorption?	Our proposed plan includes green roofs on Buildings 3, 4, 5, and the garage.	
IQHQ Community Meeting Comment	1/21/2021	Green Roofs	Request to have roof of garage accessible as public park with trees.	Our proposed plan includes green roofs on Buildings 3, 4, 5, and the garage. Our proposed plan includes extensive improvements to open green space and overlooks.	
IQHQ Community Meeting Comment	1/21/2021	Green Roofs	How much of the energy use will be provided by the solar on the parking lot?	Approximately 14,000 SF of solar array has the potential to produce 260,000 kWh/yr.	
IQHQ Community Meeting Comment	1/21/2021	Green Roofs	What are you doing with the four parking lots on Whittemore Ave? Also, what percentage of total roof space will be green-roofs and what percentage solar panels?	We are adding trees to the lots north of Whittemore. A combination of green roof and solar array (bio-solar) will cover more than 80% of the rooftops of Buildings 3, 4 and 5. The garage will primary be covered in green roof.	
IQHQ Community Meeting Comment	1/21/2021	Green Roofs	Is there an option for solar array over the roof mechanicals on the proposed screen?	The screen for mechanical equipment runs vertical and does not have an enclosed roof.	
Alewife Study Group Meeting	2/26/2021	Green Roofs	ASG advocated for green roofs and biosolar roofs within the project.	The project committed to green roofs and biosolar roofs on the three new research buildings in February based on ASG input. This was prior to the city ordinance requiring green roofs as part of new construction.	Figures 1.11D, 1/..11F, 1.11H and 1.12
Alewife Study Group Meeting	2/26/2021	Green Roofs	Can the garage provide a green roof, possible a community garden at the roof or other public amenities?	The project committed to a green roof at the garage prior to the city ordinance requiring green roofs on new construction buildings. The ordinance does not require parking structures to provide green roofs, however this project will provide to mitigate heat island impacts, impact stormwater detention and provide habitat. Instead of a community garden at the garage roof, the project is providing a communal garden as part of the project.	Figure 5.11b and 1.22
IQHQ Community Meeting Comment	5/26/2021	Green Roofs	Will any other green roofs be used to grow food?	Our proposal includes communal gardens to the north of Jerry's Pond.	
Email to DS, AG, CG	5/26/2021	Green Roofs	Request to use the roof of the garage as a nursery for new tree plantings.	We will discuss with Green Cambridge.	
Alewife Study Group Meeting	3/12/2021	Green Roofs	Can the media thickness at the garage support larger plants that are more vertical, not just sedum?	The project is proposing 5" of media which can support larger plants of a variety of species. This also has a greater impact on stormwater detention at the roof level.	Figure 5.11b
Alewife Study Group Meeting	4/2/2021	Green Roofs	ASG noted the city is working on a green roof ordinance and that our project should share our design as a model for green roof development and integration of biosolar.	The project team shared the green roof and biosolar roof system at the 4/2/21 Article 22 review and at the 4/12 CDD pre-file meeting #4.	Figures 1.11D, 1/..11F, 1.11H and 1.12

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	4/2/2021	Green Roofs	What is your plan for green roofs?	The project team shared the green roof and biosolar roof system at the 4/2/21 Article 22 review and at the 4/12 CDD pre-file meeting #4.	Figures 1.11D, 1/..11F, 1.11H and 1.12
Alewife Study Group Meeting	7/16/2021	Green Roofs	ASG asked what kinds of plants can be supported on at the green roofs.	The 5" thick exstensive green roof system included at the main roof will support pollinator plants of a variety of types and sizes. This will help support habitat, pollinators and other valuable species.	Figure 1.12
IQHQ Community Meeting Comment	1/21/2021	Habitat	How can you preserve the Natural Habitat/Wildlife?	A licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	Concern with pathways not preserving natural habitat.	A licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	How can you protect the existing heron colony at Jerry's Pond while providing public access?	Our proposed plan maintains separation between public access and the heron nesting locations observed by the habitat professionals.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	What plans do you have if any for improving the overall habitat including mix of trees and native plants in the green spaces to the east of the garage and next to Russell Field?	Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	What about a lower/nicer fence that keeps people and dogs out of the pond and protects the herons?	The design team and habitat consultant is evaluating fencing options.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Habitat	Request to protect natural resources as best as possible.	We agree, this is a critical eco-system that we want to protect. We believe limiting public access to boardwalks and fencing is the least impactful to the habitat. A licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	Request to collaborate with Green Cambridge and the new Friends of Alewife Reservation which is set up to pay attention to these matters. Focus efforts on hydrology study, protecting habitat (plants, animals, birds, etc.), and tree study / protection.	We are working with Green Cambridge. Green Cambridge will manage and operate the communal garden. The garden will be run by volunteers. It does not include individual plots, but we are sure that they will commit growth to local needy residents. A licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site. Yes, we have conducted a thorough Tree Study on the development site as required by Article 19.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Habitat	Could the footprint of the development be reduced if interior buildings were permitted to be taller?	Proposed plan is designed within existing zoning.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	Is it safe to remove the fence around Jerry's and will it not disturb habitat? Fresh Pond Reservoir looks great and has a fence 360 around it.	Habitat professionals have advised that the fencing is a protective measure to the habitat.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	Does the boardwalk on Rindge go over the heron and rookery area? Can wildlife specialists care for the herons?	The proposed boardwalk locations do not impede on the current heron locations.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	I am curious to what sort of trees he plans on planting for the site? How do we have access to a list of the native trees/shrubs and or plants?	Our design team professionals have recommended native plantings aligning with community requests.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	The wildlife that exist in Jerry's pond needs protection. Especially at risk are the herons and their rookery. They are coming into their nesting and mating season which will last until the end of July. It is during this time that disturbing them by removing or replacing the current fence risk extinction of the rookery. It would be a violation of the protection of wildlife to start any project before the end of July.	Work at Jerry's Pond will be completed to avoid conflict with heron mating season.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	What wildlife exists in the area was asked? Friends of Alewife Reservation, now a part of Green Cambridge, has conducted extensive wildlife inventories over the years - much of this materials can be accessed through the website https://www.greencambridge.org/alewife.html	A licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	
IQHQ Community Meeting Comment	1/21/2021	Habitat	Currently there is fencing not just around the pond but around all the adjacent woodland. Can this fencing be removed so that the woodland is no longer inaccessible?	Fences will most likely be installed to protect the habitat as a recommendation from the habitat consultants. The design team and habitat consultant is evaluating fencing options.	
IQHQ Community Meeting Comment	5/26/2021	Habitat	How much jap knotweed on site?	This will be evaluated.	
IQHQ Community Meeting Comment	5/26/2021	Habitat	Is IQHQ willing to commit to eliminating the use of all inorganic fertilizers, chemical pesticides, fungicides, and herbicides in the ongoing maintenance for this site? https://www.energyandfacilities.harvard.edu/facilities-services/landscape-maintenance/organic-maintenance-program	The project is committed to using an organic landscaping maintenance program.	Section 1.4
IQHQ Community Meeting Comment	5/26/2021	Habitat	Dead birds have been a large problem in the past even though the building aren't high. Please take note of this.	Noted.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	4/30/2021	Habitat	Will fences be installed at perimeter of the 2-acre habitat?	Fences will most likely be installed to protect the habitat as a recommendation from the habitat consultants. The design team and habitat consultant is evaluating fencing options.	Figure 1.17h
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Habitat	Can the site be developed and access provided to Jerrys Pond and not negatively impact wildlife?	Our goal is to provide public access while maintaining safety and protecting habitat	
IQHQ Community Meeting Comment	1/21/2021	Habitat	Have you already started landscaping inside the fence this week?	Landscaping inside the fence has not occurred.	
Alewife Study Group Meeting	2/26/2021	Habitat	Can the development provide a habitat analysis of the site to understand the current condition, impact of development and long-term creation of habitat to support wildlife?	IQHQ hired a wildlife & habitat consultant to provide an analysis of the existing habitat and impacts of future development. A report was created and shared with Alewife Study Group and the community. In addition, an independent Habitat Consultant recommended by ASG was hired to provide an independent analysis. This professional and their analysis was also shared with ASG and the community. Both reports were consistent with their findings.	
Alewife Study Group Meeting	3/19/2021	Habitat	ASG requested an independent habitat consultant to provide an analysis along with the consultant hired by IQHQ. Both to be funded by IQHQ.	An independent Habitat Consultant recommended by ASG was hired to provide an independent analysis. This professional and their analysis was also shared with ASG and the community. Both reports were consistent with their findings.	
Alewife Study Group Meeting	4/2/2021	Habitat	Given the time of year of the habitat analysis (early spring), can the habitat consultant visit the site over time to make sure they capture the full scope of the existing habitat?	The habitat consultant visited the site multiple time between march and April as part of their analysis and reported as such in their findings.	
Alewife Study Group Meeting	4/30/2021	Habitat	What is the habitat's recommendations?	A licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	NA

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	4/30/2021	Habitat	Can we have access to any testing results so far and wildlife specialist recommendations?	Yes.	NA
Alewife Study Group Meeting	5/7/2021	Habitat	Were herons' nests active during habitation site visits?	Yes, there was activity in nests and birds along the shore.	NA
Alewife Study Group Meeting	5/7/2021	Habitat	Asked if IQHQ team could develop a protocol for accessing habitat and Jerry's Pond site.	IQHQ will develop protocol for accessing habitat areas. This protocol will be required to access the site. Visitors will also be required to report the intent of their visit and any findings.	NA
Alewife Study Group Meeting	5/7/2021	Habitat	Reported that Herons nesting can be cyclical and not based on one reason for lack of nesting in one year.	Agreed.	NA
Alewife Study Group Meeting	5/7/2021	Habitat	What are the comparative habitat impacts to the two plans proposed for Jerry's Pond?	A licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	NA
Alewife Study Group Meeting	5/7/2021	Habitat	Asking for additional information on expanding banks and allowing children to access to observe turtles, frogs.	This is a critical eco-system that we want to protect. We believe limiting public access to boardwalks is the least impactful to the habitat. We believe re-naturalizing the pond will be more disruptive to habitat and wildlife.	Figure 1.22
IQHQ Community Meeting Comment	5/26/2021	Historic	Be sure to contact Charles Sullivan at the Cambridge Historical Commission for historical context.	We have been in touch with Charlie on the effort and he's been a great help.	
IQHQ Community Meeting Comment	5/26/2021	Historic	Who on the team is looking into the historical wayfinding? We have photos to share.	IQHQ can be contacted via email at Info@IQHQcommunityprocess.com	
IQHQ Community Meeting Comment	1/21/2021	Inclusive Design	What actions are you going to take to be sure that everyone, regardless of skin color or ethnicity, feels welcome walking through the pedestrian gateway? How are you going to ensure that certain people aren't followed by your onsite security?	IQHQ has committed $1,000,000 to help fund and advance programs offered to lower income neighborhood residents. This commitment includes a $500,000 donation to Just-A-Start, $500,000 to a new scholarship for lower income neighborhood residents, community partnerships, working with local and minority retailers, local non-profits, and an internship program for career-start.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Inclusive Design	What are you going to do to ensure people of color aren't followed by private security if they use the path from Whittemore to Alewife?	IQHQ has committed $1,000,000 to help fund and advance programs offered to lower income neighborhood residents. This commitment includes a $500,000 donation to Just-A-Start, $500,000 to a new scholarship for lower income neighborhood residents, community partnerships, working with local and minority retailers, local non-profits, and an internship program for career-start.	
IQHQ Community Meeting Comment	1/21/2021	Inclusive Design	How will IQHQ practice equity and inclusion?	IQHQ has committed $1,000,000 to help fund and advance programs offered to lower income neighborhood residents. This commitment includes a $500,000 donation to Just-A-Start, $500,000 to a new scholarship for lower income neighborhood residents, community partnerships, working with local and minority retailers, local non-profits, and an internship program for career-start.	
IQHQ Community Meeting Comment	1/21/2021	Inclusive Design	How do we ensure that police detail & building security are not hostile to people of color?	IQHQ has committed $1,000,000 to help fund and advance programs offered to lower income neighborhood residents. This commitment includes a $500,000 donation to Just-A-Start, $500,000 to a new scholarship for lower income neighborhood residents, community partnerships, working with local and minority retailers, local non-profits, and an internship program for career-start.	
IQHQ Community Meeting Comment	1/21/2021	Jerry's Pond	The increased public access amenities look great, but they look a bit restricted in the sense that they keep the people behind a fence or railing. Are there any plans to cleanup the ground surface on at least a portion of the Jerry's Pond shore for passive recreation? This seems like it would be a great community amenity, but would require cleanup per the MCP to address the AUL in those portions and would involve a cost. But doing this on a portion of the shore would allow much better public access and still protect some portions for the wildlife.	Yes, the development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
IQHQ Community Meeting Comment	1/21/2021	Jerry's Pond	Can you consider expansion of the Alewife Brook Greenway?	Our plan includes boardwalks to support and protect habitat, seating for 114 and an ecological pavilion for educational purposes.	
IQHQ Community Meeting Comment	1/21/2021	Jerry's Pond	Are you open to a discussion of how the pond might be safely re-naturalized and reshaped with gradual banks to create better wetlands, increase biodiversity and make more space and shade for people and for bike paths, especially along congested Rindge Ave.?	Rindge Avenue is a narrow street. Our proposal includes a new boardwalk along the southern edge of Jerry's Pond to help with bike / pedestrian traffic at this location. Our team is continuing to evaluate opportunities to accommodate improved paths along Rindge Avenue.	
IQHQ Community Meeting Comment	1/21/2021	Jerry's Pond	Is Jerry's Pond stocked with fish?	The pond is not currently stocked with fish.	
IQHQ Community Meeting Comment	1/21/2021	Jerry's Pond	People are absolutely going to try to fish off of that platform.	We will consider this when developing the signage program for the site.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Jerry's Pond	How can you protect the kids from the towers not going over the fence into the water?	The boardwalk railings will be thoughtfully design using a 2"x2" mesh material to interrupt the ability to climb the railings.	
IQHQ Community Meeting Comment	1/21/2021	Jerry's Pond	Will the pond get some dredging, to pull out the shopping carts, concrete rubble, etc.?	IQHQ will clean up the trash and debris from the site.	
IQHQ Community Meeting Comment	1/21/2021	Jerry's Pond	Could the power lines along Rindge be buried as part of this project?	We understand that underground power lines are not preferred by the City of Cambridge as DPW prioritizes water, sewer and sanitary for underground utilities.	
Alewife Study Group Meeting	2/26/2021	Jerry's Pond	ASG requested testing of Jerry's Pond (surface water and sediment).	We have recently performed additional testing of the water and sediment at the pond. The results are conclusive that there is no risk to people and wildlife due to contamination from the former Grace site.	NA
Alewife Study Group Meeting	3/12/2021	Jerry's Pond	The design team should understand habitat impact and other community inputs as part of the design of the Jerry's Pond area following the reveal of the initial plan at the January 2021 public meeting.	A licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	Figure 1.22
Alewife Study Group Meeting	3/19/2021	Jerry's Pond	ASG noted that H&A should review the testing procedures for Jerry's Pond with ASG prior to testing.	H&A (Haley & Aldrich) reviewed the testing procedures and ASG had no issues with the procedures.	NA
Alewife Study Group Meeting	4/2/2021	Jerry's Pond	The path and boardwalks should be designed to limit bike use of the paths around Jerry's Pond.	The boardwalks proposed are pedestrian only to allow for pedestrian connections from Rindge Ave to the MBTA headhouse. This will help decongest the linear path.	Figure 1.22
Alewife Study Group Meeting	4/2/2021	Jerry's Pond	ASG noted they had no issues with the testing procedures and asked that the results of Jerry's Pond testing be made available to ASG.	H&A tested the pond and made all results available to ASG and also presented the findings at the community meeting on 5/26/21.	NA
Alewife Study Group Meeting	4/16/2021	Jerry's Pond	ASG suggested that we have a combined Friends of Jerry's Pond/ASG meeting on 4/30 to review the FoJP proposal for Jerry's Pond.	The design team attended the 4/30 meeting to listen and understand the FoJP's proposal for Jerry's Pond. Afterwards, many of the design ideas of the FoJP proposal were integrated into the teams proposed Jerrys Pond design.	Figure 1.22
Alewife Study Group Meeting	4/23/2021	Jerry's Pond	Request for community center.	Our plan includes a robust design with boardwalks, picnic areas, overlooks, and an ecological center for community use.	Figure 1.22
Alewife Study Group Meeting	4/30/2021	Jerry's Pond	Assuming there will be major clearance of all debris , concrete, and fallen trees / branches on the water shore on the Jerry's Pond site?	IQHQ will clean up the trash and debris from the site.	NA

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	4/30/2021	Jerry's Pond	Will you remove the old pavement from the old restaurant on the SW corner of the site?	The south-west corner of the Jerry's Pond side is DCR property. The IQHQ team is evaluating the design and construction of an ecological center nearby the south west corner.	Figure 1.22
Alewife Study Group Meeting	4/30/2021	Jerry's Pond	Do you have a cost estimate for the Rindge Avenue Platform that expands the sidewalk per our plan?	Our team is focusing efforts on minimal disruption to the natural habitat while finding balance to increase public access to safely enjoy the site.	Figure 1.22
email to Anthony G	5/2/2021	Jerry's Pond	Hello I have some concerns regarding Jerry's Pond, please call me. Its complicated, I am contacting Senator Markey	Please contact us directly at Info@IQHQcommunityprocess.com.	
Alewife Study Group Meeting	4/30/2021	Jerry's Pond	What are the options for planting more trees and plantings in sloped pond bank along Rindge?	We are evaluating opportunities to increase the plantings and trees along Rindge.	Figure 1.22
Alewife Study Group Meeting	4/30/2021	Jerry's Pond	Is there interest in partnering with wetland societies and trusts similar to Mass Audubon?	We are proposing an outdoor ecological pavilion to support education programs. IQHQ is meeting with the Mass Audubon to further explore partnership opportunities.	Figure 1.22
Alewife Study Group Meeting	4/30/2021	Jerry's Pond	What recent testing has been completed?	We have recently performed additional testing of the water and sediment at the pond. The results are conclusive that there is no risk to people and wildlife due to contamination from the former Grace site.	NA
Alewife Study Group Meeting	4/30/2021	Jerry's Pond	How are you addressing safety of children climbing the boardwalk railings and limiting access to water?	The boardwalk railings will be thoughtfully design using a 2"x2" mesh material to interrupt the ability to climb the railings.	NA
Alewife Study Group Meeting	5/7/2021	Jerry's Pond	Can trees be planted along Rindge Ave?	Through additional collaboration and evolution of our plan, we have moved the proposed boardwalk along Rindge Avenue further towards the water allowing for additional green space and planting opportunities Rindge Avenue. We believe there is also a benefit of separating the boardwalk and existing sidewalk with this updated plan. We are also proposing (9) new trees along the southern sidewalk of Rindge Ave.	Figure 1.22
Alewife Study Group Meeting	5/7/2021	Jerry's Pond	Are there disadvantage / advantage for steep or shallow banks?	Yes, there are both positives and negatives for both.	NA
Alewife Study Group Meeting	5/7/2021	Jerry's Pond	Concern with access plan and limitation boardwalks provide vs open access; requesting to evaluate the open access study further and get back to FoJP.	This is a critical eco-system that we want to protect. We believe limiting public access to boardwalks is the least impactful to the habitat.	NA
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Jerry's Pond	How can trees be added to the center section of Rindge Ave, in between the two gateway parks, so that the trees are on the south side of the pedestrian path, in between the path and the street?	Our team is continuing to look into opportunities for tree planting along Rindge.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Jerry's Pond	If the southwest corner for the Jerry's Pond area is determined to be safe to use (regarding air pollution from Alewife Parkway and Rindge Avenue), could our Friday working group do a walk through in that area sometime the near future, to better envision the design choices for that area?	Yes, we'd be happy to visit the southwest corner of Jerry's Pond area with the group.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Jerry's Pond	What other locations are recommended for the ecological pavilion?	Our team is evaluating other locations on site.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Will there be areas for barbecuing?	The Ecological Center design will include an outdoor grill for community use by reservation.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Request to integrate BBQ grills into the picnic spaces.	The Ecological Center design will include an outdoor grill for community use by reservation.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Request for BBQ grills.	The Ecological Center design will include an outdoor grill for community use by reservation.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	What about having the BBQ grills in the middle section by the overlooks?	The Ecological Center design will include an outdoor grill for community use by reservation.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Please reconsider brick for those with mobility issues.	Great feedback. We will reconsider.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Will IQHQ maintain the brick paving? Brick sidewalks can be a real accessibility issue - they pop up and trip people, impede wheelchairs and walkers.	Yes, IQHQ will maintain paving on site.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Maybe limit use of bricks to vertical surfaces?	We will reconsider use of bricks as ground surface.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Is there any accommodation for bicycle traffic along Rindge Ave?	Rindge Avenue is a narrow street. Our proposal includes a new boardwalk along the southern edge of Jerry's Pond to help with bike / pedestrian traffic at this location. Our team is continuing to evaluate opportunities to accommodate improved paths along Rindge Avenue.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Is there any work being done to Yates Pond and Parkway Pond?	Yates Pond and Parkway Pond are not on IQHQ property.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Can trees move closer to the Rindge Ave. roadway to provide more shade?	Our team is continuing to look into opportunities for tree planting along Rindge.	
IQHQ Community Meeting Comment	5/26/2021	Jerry's Pond	Can the utility poles on Rindge Ave be moved underground?	We understand that underground power lines are not preferred by the City of Cambridge as DPW prioritizes water, sewer and sanitary for underground utilities.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Email to JP Shadley	5/27/2021	Jerry's Pond	It was interesting to see the overhanging boardwalk design to improve the Rindge Ave pedestrian experience along the pond. Could you tell me the approximate widths you are planning for the paved sidewalk, the tree lawn, and the boardwalk?	I am glad ASG and FoJP pushed us on the Rindge Ave treatments, as we are improving on our earlier concept. If this idea goes forward, at the moment we are looking at doing this with no changes to the existing sidewalk, no tree removal, and no filling. My admittedly very conceptual thoughts so far are that we will make the new boardwalk about 10' wide, to match the other areas, and that the green space could vary, and be about 4'-8' wide, depending on the existing field conditions and the opportunities they afford us with, that we are now looking much more closely at. We haven't had the chance yet to fully work out all the dimensions and details on this, so please understand that none of these dimensions are absolute.	
Alewife Study Group Meeting	5/7/2021	Jerry's Pond	Is there any way to provide bump outs into the Rindge Ave side of the pond to plant trees?	Our team is continuing to look into opportunities for tree planting along Rindge.	Figure 1.22
Alewife Study Group Meeting	5/14/2021	Jerry's Pond	Ecological pavilion adjacency to congested parkway from an environmental health and safety perspective.	This is a regional conversation. The community has asked IQHQ to provide access and enjoyment areas on our site.	Figure 1.22
Alewife Study Group Meeting	5/14/2021	Jerry's Pond	Audubon's offerings and request to present to IQHQ.	We are proposing an outdoor ecological pavilion to support education programs. IQHQ is meeting with the Mass Audubon to further explore partnership opportunities.	Figure 1.22
Alewife Study Group Meeting	5/14/2021	Jerry's Pond	Will toilet facilities be available during use of pavilion?	There are no plans for toilet facilities at this time.	NA
Alewife Study Group Meeting	6/11/2021	Jerry's Pond	ASG proposed a site walk to understand location of ecocenter and proximity to Rte 16 and the pond. During the site walk it was proposed by the group that moving the ecocenter to the east side of the pond would be better. The east side would move the ecocenter away from the road, provide a great view across the pond and be convenient to the linear path, parking area, and other park amenities.	The design team has moved the ecocenter to the east side.	Figure 1.22
Alewife Study Group Meeting	6/11/2021	Jerry's Pond	Based on the survey taken at Rindge Towers, the following ideas were proposed from the community to the IQHQ team: more trees along Rindge Ave, wider ped/bike accommodations, off-street bike path along Rindge Ave, communal garden, MBTA headhouse repairs, support annual events at Jerry's Pond, college scholarships, money toward job skill training with Just-A-Start.	Many of these items have been included in the design, such as, the bi-directional bike lane on Rindge Ave, additional trees, wider sidewalk. In addition a communal garden is proposed east of the headhouse, as well as MBTA headhouse repairs. The financial committments are also being made within the community.	Figure 1.22

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Jerry's Pond	Can there be a better way to cross Rindge Ave?	We will work with the Rindge Ave community on crossings.	
IQHQ Community Meeting Comment	1/21/2021	Jobs	Are the jobs on this project available to Cambridge Residents first?	IQHQ has committed $500,000 to the Just-A-Start biomedical training program that trains and assists local residents find employment. We have also enrolled local residents in a career-start internship.	
IQHQ Community Meeting Comment	5/26/2021	Jobs	Will IQHQ or the small businesses in the plaza try to hire residents of Rindge Ave that have graduated from the Just-A-Start training center?	IQHQ has committed $500,000 to the Just-A-Start biomedical training program that trains and assists local residents find employment. We have also enrolled local residents in a career-start internship.	
Alewife Study Group Meeting	7/30/2021	Maintenance	ASG asked about long-term maintenance of the natural areas on the site. How to maintain and control invasive species so that it does not become what it is today.	IQHQ reinforced their commitment to maintainance and security within the project site.	NA
IQHQ Community Meeting Comment	1/21/2021	MBTA Headhouse	The T be removing the trailers at the headhouse?	Yes, we have met with the MBTA on several occasions to discuss the proposed improvements at the MBTA headhouse. Proposed improvements include additional lighting, new plantings, new trees, and removal of existing trailers to improve safety.	
IQHQ Community Meeting Comment	1/21/2021	MBTA Headhouse	The plaza around the T Headhouse is in derelict condition. Would you consider partnering with the MBTA to improve this area?	Yes, we have met with the MBTA on several occasions to discuss the proposed improvements at the MBTA headhouse. Proposed improvements include additional lighting, new plantings, new trees, and removal of existing trailers to improve safety.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	MBTA Headhouse	Are there any plans to enhance night-time safety at the T head house plaza?	Yes, we have met with the MBTA on several occasions to discuss the proposed improvements at the MBTA headhouse. Proposed improvements include additional lighting, new plantings, new trees, and removal of existing trailers to improve safety.	
IQHQ Community Meeting Comment	5/26/2021	MBTA Headhouse	To add wildlife corridor, how about replacing some of the paved MBTA plaza with green space, especially on the west side of the head house?	Yes, we have met with the MBTA on several occasions to discuss the proposed improvements at the MBTA headhouse. Proposed improvements include additional lighting, new plantings, new trees, and removal of existing trailers to improve safety.	
Alewife Study Group Meeting	5/21/2021	MBTA Headhouse	Request to increase safety measures at night for MBTA headhouse.	Yes, we have met with the MBTA on several occasions to discuss the proposed improvements at the MBTA headhouse. Proposed improvements include additional lighting, new plantings, new trees, and removal of existing trailers to improve safety.	Figure 1.23
Alewife Study Group Meeting	6/25/2021	MBTA Headhouse	ASG asked that for proposed tree planters, it would be great if they could be for multiple trees, as trees planted together do well. They also asked to review the planter layout within the plaza.	Design team is looking at options for multiple tree planters. Need to balance with circulation space as this is a heavily trafficed area. Layout will be reviewed by the design team.	Figure 1.23

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Occupancy and Use	Who are getting jobs in this project?	Mix of construction industry, office and lab employees.	
IQHQ Community Meeting Comment	1/21/2021	Occupancy and Use	Will the additional HVAC/Environmental equipment on the roofs of the buildings create more noise in the neighborhood?	We have performed a noise study and the noise will be less than existing conditions.	
IQHQ Community Meeting Comment	1/21/2021	Occupancy and Use	What will the project be used for? That is, who is the anticipated tenant(s)?	The buildings are intended for a mix use of lab and office for research and innovation. All science conducted within IQHQ buildings will be required to comply with applicable state regulations.	
IQHQ Community Meeting Comment	1/21/2021	Occupancy and Use	If these are biotech buildings, what about biohazards?	The buildings are intended for a mix use of lab and office for research and innovation. All science conducted within IQHQ buildings will be required to comply with applicable state regulations.	
IQHQ Community Meeting Comment	1/21/2021	Occupancy and Use	Our long-term neighbors will not be IQHQ: you are just the builders. The pharma or biomed tenant will be our neighbors. Are there any limits on the type of experiments they might be doing?	IQHQ is a life science focused real estate investment trust that intends to own and operate the Alewife site upon completion of development. The buildings are intended for a mix use of lab and office for research and innovation. All science conducted within IQHQ buildings will be required to comply with applicable state regulations.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Occupancy and Use	About how many employees will be working at the IQHQ Alewife site when all the buildings are occupied?	Approximately 1,500 employees, 2.5 employees per KSF.	
IQHQ Community Meeting Comment	5/26/2021	Occupancy and Use	How many employees does IQHQ plan to hire?	Approximately 1,500 employees, 2.5 employees per KSF, post occupancy.	
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Parking	Will the development impact on-street parking in the neighborhood?	All IQHQ parking needs will be accommodated on-site. Parking in the adjacent neighborhood by staff and visitors will be prohibited.	
IQHQ Community Meeting Comment	1/21/2021	Parking	Can you make the parking building one floor taller in order to convert the surface parking across the street into affordable housing units?	A data driven assessment has been conducted to determine the appropriate amount of parking needed to support the Project. IQHQ will continue to work with the City and communicate with residents about parking quantity needed to support the Project. The project is a transit oriented site. IQHQ and it's tenants will encourage the use of public transit and alternative forms of transportation to reduce parking demand.	
IQHQ Community Meeting Comment	1/21/2021	Parking	Will IQHQ allow use of surface lots to neighborhood?	IQHQ is committed to continuing to allow use of surface parking along Whittemore, and garage when the lots are unavailable, by residents during off-peak periods, evening, weekends and during snow events.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Parking	How do you know there are enough parking spots?	A data driven assessment has been conducted to determine the appropriate amount of parking needed to support the Project. IQHQ will continue to work with the City and communicate with residents about parking quantity needed to support the Project. The project is a transit oriented site. IQHQ and it's tenants will encourage the use of public transit and alternative forms of transportation to reduce parking demand.	
IQHQ Community Meeting Comment	1/21/2021	Parking	Current plan includes building the parking garage in part on unpaved area. Could this be avoided by a taller structure, assuming a variance is provided?	Partial ground floor of the garage is open to the ground below and is to be used for flood storage.	
IQHQ Community Meeting Comment	1/21/2021	Parking	Will the electric vehicle charging be available to the public, or only to people (employees?) with access to the parking garage?	Yes, for nights and weekend when not in use by IQHQ.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Parking	How many parking spaces will be in the garage?	350 spaces	
IQHQ Community Meeting Comment	5/26/2021	Parking	Will the parking garage be available for guests of tenants? Will the parking be free?	Tenants and visitors will have use of the parking garage. IQHQ has committed to allowing neighborhood use during snow emergencies.	
IQHQ Community Meeting Comment	5/26/2021	Parking	How many EV spots will be available and will the charging stations be available to neighborhood when not in use by IQHQ?	40 parking spots are to receive EV charging on Day 1. The garage will also include infrastructure for future expansion of EV.	
IQHQ Community Meeting Comment	5/26/2021	Parking	Does the design of the parking garage make it easy to increase the number of EV charging spots over time as the vehicle mix shifts to more EVs as expected over the next decade?	40 parking spots are to receive EV charging on Day 1. The garage will also include infrastructure for future expansion of EV.	
email to info@iqhqcommunityprocess	5/26/2021	Parking	Concern with amount of parking and interest in enlarging garage to increase parking.	The access and circulation plan for the site has been devised to leverage opportunity from most passenger cars to access and egress the site directly to and from Route 2 without using local roads north of Whittemore or the Alewife Brook Parkway. For those motorists travelling north and south, their access will be provided at the site's west driveway connection to Whittemore Avenue. Measures have been put in place to minimize both project traffic and unwanted cut through traffic from traveling through adjacent residential streets. IQHQ has committed to maintain Police Detail during rush hours at the corner of Whittemore and Alewife Brook Parkway. The project is also proposing restricted access along the service / loop road to restrict vehicular access direct to Whittemore (by Magoun and Madison) and Harvey Street.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	2/26/2021	Parking	Can the public continue to use the Whittemore lots as they do today, during snow emergencies for example?	IQHQ has committed to allowing residents use of the surface lots during nights and weekends, when not in use by IQHQ. The garage will be available for snow emergencies.	NA
Community Meeting	5/26/2021	Parking	Will the parking garage be available for guests of tenants? Will the parking be free?	Tenants and visitors will have use of the parking garage. IQHQ has committed to allowing neighborhood use during snow emergencies.	
IQHQ Community Meeting Comment	5/26/2021	Parking	Love the bike accessibility. Is the Whittemore linear path connection on the multi-modal path, or will it require the removal of parking spots?	No parking spots are lost by adding bike paths from Whittemore to Linear.	
Alewife Study Group Meeting	6/11/2021	Parking Garage	ASG asked if there could be larger plantings on the roof of the garage.	IQHQ is working with Green Cambridge to provide a tree sursery on top of the garage. The garage was expanded to provide planter space for 350 trees that are part of Green Cambridge's urban forest initiative. These trees will be planted across the City of Cambridge.	Figures 5.11a-b
Alewife Study Group Meeting	7/30/2021	Project Commitments	ASG asked that IQHQ review a list of project commitments that IQHQ is making as part of the project.	IQHQ prepared a matrix of commitments that were shared with ASG and provided as a pdf prior for review.	See Commitment Matrix
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Project Schedule	Is this phase 1 or a multi-phase development? If this is the only phase, will construction be phased?	We expect this to be a single phase development.	
IQHQ Community Meeting Comment	1/21/2021	Project Schedule	What is your timeline for development?	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	
IQHQ Community Meeting Comment	1/21/2021	Project Schedule	What is the approximate timeline?	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	
IQHQ Community Meeting Comment	1/21/2021	Project Schedule	Assuming things go well, when do you think the construction will be finished?	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	
IQHQ Community Meeting Comment	1/21/2021	Project Schedule	When do you expect to begin construction and what is the duration to completion?	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	
IQHQ Community Meeting Comment	1/21/2021	Project Schedule	What is the estimated timeline around the demolition and construction of the site? When do you think demolition would begin and how long would construction take?	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Project Schedule	When do you estimate that construction would begin?	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	
IQHQ Community Meeting Comment	1/21/2021	Project Schedule	What is your working timeline—beginning, middle, ending…?	Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	
Alewife Study Group Meeting	2/26/2021	Project Schedule	What is the construction and demolition schedule?	The overall schedule is shared on the iqiqcommunityprocess.com website. Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	NA
Alewife Study Group Meeting	2/26/2021	Project Schedule	What is the design and permitting schedule?	The overall schedule is shared on the iqiqcommunityprocess.com website. Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	NA
Alewife Study Group Meeting	3/19/2021	Project Schedule	ASG requested the overall schedule from IQHQ outlining construction schedule and permitting.	The overall schedule is shared on the iqiqcommunityprocess.com website. Proposed construction is planned to commence Q1 2022. Proposed construction of the core and shell of the buildings is planned to finish in 2024.	NA
IQHQ Community Meeting Comment	5/26/2021	Public Access	Can you expand on the 250 permanent seats in the plaza. Is it picnic tables, 4-tops, and so on?	250 permanent seats are a combination of benches and picnic tables.	
Alewife Study Group Meeting	4/30/2021	Public Access	Is plaza open to the public and what is seating capacity?	Yes, the plaza is open to the public and will have approximately 250 seats. We are also evaluating a temporary performance area within the plaza.	Figure 1.17b
IQHQ Community Meeting Comment	1/21/2021	Public Safety	Please discuss public safety on the walking paths proposed around Jerry's Pond and the Whittemore campus.	New lighting will be installed throughout. Security operation planning is in progress.	
IQHQ Community Meeting Comment	1/21/2021	Public Safety	Concern about safety issues and security on site.	New lighting will be installed throughout. Security operation planning is in progress.	
IQHQ Community Meeting Comment	1/21/2021	Public Transportation	Are you working with the city for a new commuter rail stop?	IQHQ is supportive of alternative transportation that reduces single-occupant driving. The introduction of MBTA commuter rail access to Alewife would be a positive action to supporting this initiative. IQHQ is looking to learn more from the city and others as to past and current discussions that have occurred regarding the issues, opportunities and challenges of introducing a commuter rail station along the Fitchburg Line.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Public Transportation	Agree an MBTA Commuter Rail stop being a beneficial addition that could be facilitate between the development projects over there by the rail line and this project at IQHQ as there would be easy access.	IQHQ is supportive of alternative transportation that reduces single-occupant driving. The introduction of MBTA commuter rail access to Alewife would be a positive action to supporting this initiative. IQHQ is looking to learn more from the city and others as to past and current discussions that have occurred regarding the issues, opportunities and challenges of introducing a commuter rail station along the Fitchburg Line.	
IQHQ Community Meeting Comment	1/21/2021	Public Transportation	Request to work with MBTA on new commuter rail stop.	IQHQ is supportive of alternative transportation that reduces single-occupant driving. The introduction of MBTA commuter rail access to Alewife would be a positive action to supporting this initiative. IQHQ is looking to learn more from the city and others as to past and current discussions that have occurred regarding the issues, opportunities and challenges of introducing a commuter rail station along the Fitchburg Line.	
IQHQ Community Meeting Comment	1/21/2021	Public Transportation	Can you support a Commuter Rail stop at Alewife? The subway doesn't help with commuters from the west.	IQHQ is supportive of alternative transportation that reduces single-occupant driving. The introduction of MBTA commuter rail access to Alewife would be a positive action to supporting this initiative. IQHQ is looking to learn more from the city and others as to past and current discussions that have occurred regarding the issues, opportunities and challenges of introducing a commuter rail station along the Fitchburg Line.	
IQHQ Community Meeting Comment	1/21/2021	Public Transportation	What buses (numbers) are connected with this project driving connectivity?	The site is directly served by five Massachusetts Bay Transportation Authority (MBTA) bus routes: Routes 62/76 (combined route), 67, 77, 83, and 350. Figure 1.e.1 illustrates existing services in the study area. Bus route 77 stops on Mass Ave at Magoun St approximately 0.25 miles northwest of the site, while Routes 62/76, 67 and 350 stop at Alewife Station which has a headhouse adjacent to the site. In addition, Route 83 stops at Rindge Ave at Russel Field approximately 0.25 miles south of the site.	
IQHQ Community Meeting Comment	1/21/2021	Public Transportation	Will a commuter rail stop add more development?	IQHQ is supportive of alternative transportation that reduces single-occupant driving. The introduction of MBTA commuter rail access to Alewife would be a positive action to supporting this initiative. IQHQ is looking to learn more from the city and others as to past and current discussions that have occurred regarding the issues, opportunities and challenges of introducing a commuter rail station along the Fitchburg Line.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Public Transportation	Can't there be a new rail stop on the Commuter Rail that runs through the neighborhood? What can you do to help get that done, to mitigate the inevitable increase in traffic congestion and carbon output?	IQHQ is supportive of alternative transportation that reduces single-occupant driving. The introduction of MBTA commuter rail access to Alewife would be a positive action to supporting this initiative. IQHQ is looking to learn more from the city and others as to past and current discussions that have occurred regarding the issues, opportunities and challenges of introducing a commuter rail station along the Fitchburg Line.	
IQHQ Community Meeting Comment	5/26/2021	Public Transportation	Would you consider supporting a Commuter Rail station on the other side of the Parkway, to alleviate auto traffic?	IQHQ is supportive of alternative transportation that reduces single-occupant driving. The introduction of MBTA commuter rail access to Alewife would be a positive action to supporting this initiative. IQHQ is looking to learn more from the city and others as to past and current discussions that have occurred regarding the issues, opportunities and challenges of introducing a commuter rail station along the Fitchburg Line.	
IQHQ Community Meeting Comment	5/26/2021	Public Transportation	Have you discussed a redesign of the bus turnaround adjacent to Rindge at the edge of the pond?	IQHQ has studied the challenges of the MBTA bus turn from Rindge Avenue into the Comeau Field parking lot. We are committed to working with the City to design and implement curb, sidewalk and crosswalk improvements that alleviate bus rollover issues at that corner. The details of this issue and potential solution have been summarized in our TIS, which has been submitted to the City.	Appendix B
IQHQ Community Meeting Comment	1/21/2021	Signage	What kind of signage are you posing?	Signage strategy and design are under development.	
IQHQ Community Meeting Comment	5/26/2021	Signage	Will there be signage for fast bicyclists to announce their presence before passing pedestrians?	Signage strategy and design are under development.	
IQHQ Community Meeting Comment	5/26/2021	Signage	Species identifying signage would be beneficial too.	Noted, signage strategy and design are under development.	
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Site Amenities	Will there be a coffee shop or something to benefit the neighborhood? A place to grab a sandwich?	IQHQ has evolved our plan to include retail space at the ground floor of Building 4 in response to community requests.	
IQHQ Community Meeting Comment	1/21/2021	Site Amenities	Have you considered in-building amenities that would be valuable for the community as well as future tenants (stuff like a community-accessible makerspace)?	IQHQ has evolved our plan to include retail space at the ground floor of Building 4 in response to community requests.	
Alewife Study Group Meeting	2/26/2021	Site Amenities	ASG asked that the site plan could include bike repair or other amenities.	The development team is proposing a bike repair station at the ground floor of the garage facing the multi-modal, which will be accessible by the public.	Figure 5.8
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Site Amenities	Could a bike repair and rental facility be added near the on-site bike path, such as at the garage?	IQHQ has evolved our plan to include a dedicated bike repair station in the garage in response to community requests.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Site Amenities	Could this bike facility be a place for people to donate bikes that are then repaired (if needed) and sold at discount or given to residents of affordable housing in the neighborhood, especially children?	We will work with Cambridge bike on this initiative.	
IQHQ Community Meeting Comment	5/26/2021	Site Amenities	Bringing a Farmers Market to the area from time to time would be so great!	Noted.	
IQHQ Community Meeting Comment	1/21/2021	Site Maintenance	If this gets built it will need daily complete site walks for trash and security upkeep	IQHQ will provide security and maintenance.	
IQHQ Community Meeting Comment	1/21/2021	Site Maintenance	How/who will maintain cleanliness?	IQHQ will provide security and maintenance.	
IQHQ Community Meeting Comment	1/21/2021	Site Maintenance	Can you support a public/private group that would oversee the maintenance and ongoing improvement of all the public access spaces?	IQHQ will provide security and maintenance.	
IQHQ Community Meeting Comment	5/26/2021	Site Maintenance	Is IQHQ committed to maintaining all these boardwalks, too?	IQHQ will provide security and maintenance.	
IQHQ Community Meeting Comment	1/21/2021	Site Plan	Request for a greenway included on the site.	Various types of open spaces are incorporated into the proposed project plan.	
IQHQ Community Meeting Comment	1/21/2021	Site Plan	What will night lighting away from the building perimeter look like and how far into the surrounding neighborhoods will they be visible at night?	Lighting studies and impact to the surrounding properties are under development.	
IQHQ Community Meeting Comment	1/21/2021	Site Plan	Do both Building 1 and the parking garage count as part of the square footage allowed in SD-3?	Yes.	
Alewife Study Group Meeting	3/19/2021	Site Plan	Could there be additional trees included in the central plaza? The site plan includes a large area of paving, and additional trees could provide heat island mitigation.	The landscape architect included additional trees within the central plaza to provide additional shade and heat island mitigation.	Figure 1.17b
Alewife Study Group Meeting	4/2/2021	Site Plan	Can the central plaza support food trucks, ice cream truck, and a small performance area?	The central plaza design was updated to accommodate food trucks and a performance area.	Figure 1.17b
IQHQ Community Meeting Comment	5/26/2021	Site Plan	After restrictions relaxed somewhat, how about a safely conducted in-person charette to go over details?	We will continue to work closely with ASG on small group reviews.	
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Site Plan	How much does the garage encroach on the existing green areas/wildlife habitat?	The garage is located partially over the existing surface parking. A tree study was completed to determine overall impact.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Site Plan	Before the community meeting on May 26, could IQHQ spray paint brief outlines of building locations on the rear parking lots, to help people envision the site plan?	IQHQ has provided markings on site where the corners of the new buildings are proposed.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Site Plan	Is it possible to post a rendering of the whole site plan, both north and Jerrys' Pond areas on one page, on the IQHQ website?	Yes, it is posted to our community website www.iqhqcommunityprocess.com.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Site Plan	Is it possible to add an overlook of the 2-acre natural habitat that is closer to the Rindge Ave community than the other two proposed overlooks?	We have evolved our project plan to include additional overlooks and seating for public access.	
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Soil Contamination & Testing	Can high winds or food spread the contamination?	As ASG experts discussed, heavy winds should not disturb asbestos.	
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Soil Contamination & Testing	Can development be completed safely?	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
1/19/21 ASG Memo - from 1/21/21 Community Deck	1/19/2021	Soil Contamination & Testing	Asbestos, AUL and Additional Testing	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	Will hazardous waste go to poor communities as the ones that accept very hazardous waste?	Contaminated soil will be disposed at facilities that are permitted to accept the soils based on testing data.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	have you evaluated any of the indoor building spaces at GCP spaces to verify the planned inside areas for new renovation plans (and bldg. removals) are free of existing asbestos contamination?	We have hired an environmental hygienist to perform testing of existing building materials. If required, abatement will be performed in accordance of regulations.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	Please elaborate on where additional soil sampling is anticipated and for what contaminants and properties.	Additional soil sampling will be taken across the site. We will share results as they are received from the lab.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	What measures will IQHQ take to minimize health risks and nuisances during demolition of existing structures? Will soil be disturbed in during demolition?	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	When building on existing parking lots, how is soil disturbance minimized?	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	Will IQHQ commit to operating within the Asbestos Protection Ordnance, Activity Use Limitation and Public Involvement Process?	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	Where does the contaminated soil get shipped out to?	Contaminated soil will be disposed at facilities that are permitted to accept the soils based on testing data.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	Lehigh Metals burned down, on the west side of the pond, in the 1980s(?). Did that result in additional soil contamination separate from the Dewey & Almay / Grace pollutants?	The Lehigh/Babo's Parcel is listed under the Massachusetts Contingency Plan (MCP) under a separate RTN 3-3411. Subsurface explorations conducted in the 1980's indicated minor contamination that is commonly associated with urban fill soils. The site has a No Further Action status.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	What will be done to clean the air?	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction. We are also providing EV charging stations at the garage and lot to encourage electric vehicles.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	What is your strategy if asbestos/ soil disturbance is too high? Will you move us to a place with clean air?	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	No one—in the surrounding community or on your construction team—should breath in asbestos dust during this project. Even one person is too many given the long term health affects.	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	Second question about contaminated soil. We cannot dump it on another community and put them at risk.	Contaminated soil will be disposed at facilities that are permitted to accept the soils based on testing data.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	If you put stormwater retention basins under the buildings won't you disturb the soil?	Yes.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	IQHQ must commit to remediating the soil at the bottom of Jerry's Pond, which is where the contaminants are buried. Landscaping is nice, but in the event of a flood, contaminants can leech into the neighborhood.	We have recently performed additional testing of the water and sediment at the pond. The results are conclusive that there is no risk to people and wildlife due to contamination from the former Grace site.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	Request for demo or video of how asbestos is removed. What does the construction tents look like? What does a truck leaving with fill look like? Etc.	We will present a dust and road plan to the neighborhood, and will maintain active communication throughout construction. We are developing a neighborhood and community communication protocol for the duration of construction.	
IQHQ Community Meeting Comment	1/21/2021	Soil Contamination & Testing	Request for a full ecology study.	We have completed a full habitat assessment of the site.	
Alewife Study Group Meeting	4/30/2021	Soil Contamination & Testing	Will the AUL be followed when performing work on site?	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	NA
Alewife Study Group Meeting	4/30/2021	Soil Contamination & Testing	Will the work be completed per the AUL and asbestos ordinance?	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	NA
Alewife Study Group Meeting	5/14/2021	Soil Contamination & Testing	Questioned limitations due to AUL.	AUL will need to be updated to reflect current conditions post construction.	NA

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	5/14/2021	Soil Contamination & Testing	Requested more information on the formaldehyde production in response to H&A test results.	H&A to provided information to David Bass via email.	NA
IQHQ Community Meeting Comment	5/26/2021	Soil Contamination & Testing	So many wonderful community connections and community assets that IQHQ is committed to. Really appreciate that. Do want to stipulate that the ground is polluted? As we know from previous testing done by Cambridge, ASG and Grace, the site is still loaded with asbestos in the soil. Fortunately, IQHQ has committed to rigorously following the Asbestos Protection Ordinance and the Activity and Use Limitation, which will protect from exposure to asbestos.	The development will follow strict compliance with asbestos protection ordinance, obligations of the activity use limitation (AUL), protective work measures. Air monitoring will be conducted throughout construction.	
IQHQ Community Meeting Comment	5/26/2021	Soil Contamination & Testing	Have you checked if the dead birds on site were caused by impact or toxicology death?	We have not performed toxicology studies on dead birds on site.	
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Sustainability	What can be done to mitigate the heat island effect of the site?	The proposed design will provide a great improvement to heat island effect. Several contributors to improving heat island include the removal of the existing dark roofs and replacement with high albedo roof materials including green and solar array, lighter color surface material and pavers, shading as result of extensive landscaping plan and tree planting, solar array to shade east parking deck, substantial increase to permeable areas and additional trees at the lots north of Whittemore.	
1/19/21 ASG Memo - from 1/21/21 Community Deck	1/19/2021	Sustainability	Design with sensitivity to environment.	Sustainability is a design principal for the project. The project is designed to achieve LEED Gold certification.	
Alewife Study Group Meeting	3/12/2021	Sustainability	Can the project develop an innovative way to irrigate the large site to reduce impact on potable water use?	The project is proposing a stormwater cistern to provide harvested water for irrigation purposes. The project is proposing greater than 75% reduction in outdoor irrigation water usage.	NA
Alewife Study Group Meeting	3/19/2021	Sustainability	ASG requested a LEED scorecard and certification level as well as a commitment to certify.	The development team provided a preliminary scorecard and presented in detail the various credits the team will be attempting to achieve LEED Gold.	NA
Alewife Study Group Meeting	4/30/2021	Sustainability	Is the lot on the north east PV exclusively?	Yes, lot east of Building 3 is to receive PV array	NA
Alewife Study Group Meeting	5/14/2021	Sustainability	Heat island effect.	The proposed design will provide a great improvement to heat island effect. Several contributors to improving heat island include the removal of the existing dark roofs and replacement with high albedo roof materials including green and solar array, lighter color surface material and pavers, shading as result of extensive landscaping plan and tree planting, solar array to shade east parking deck, substantial increase to permeable areas and additional trees at the lots north of Whittemore.	Figures 1.12, 1.17a-k
IQHQ Community Meeting Comment	5/26/2021	Sustainability	Not meaning to be troublesome - but why not LEED Platinum standard?	Sustainability is a design principal for the project. The project is designed to achieve LEED Gold certification.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	5/26/2021	Sustainability	Why not LEED Platinum Standard?	Sustainability is a design principal for the project. The project is designed to achieve LEED Gold certification.	
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Traffic	How will the project address moving cars and people in and out of the site?	The access and circulation plan for the site has been devised to leverage opportunity from most passenger cars to access and egress the site directly to and from Route 2 without using local roads or the Alewife Brook Parkway. For those motorists travelling north and south, their access will be provided at the site's west driveway connection to Whittemore Avenue. Measures have been put in place to minimize both project traffic and unwanted cut through traffic from traveling through adjacent residential streets.	
1/19/21 ASG Memo - from 1/21/21 Community Deck	1/19/2021	Traffic	Traffic mitigation.	The access and circulation plan for the site has been devised to leverage opportunity from most passenger cars to access and egress the site directly to and from Route 2 without using local roads or the Alewife Brook Parkway. For those motorists travelling north and south, their access will be provided at the site's west driveway connection to Whittemore Avenue. Measures have been put in place to minimize both project traffic and unwanted cut through traffic from traveling through adjacent residential streets.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	Concern with vehicular traffic from loop / service road connecting to Whittemore nearby Madison.	The site will be fitted with prox card activated gates to eliminate the ability for general traffic to be able to cut through the site from the MBTA Access Road to Whittemore Avenue.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	Concern with the extra road access near Harrison on Whittemore; just use the entrance near the parkway.	The Project's east driveway connection to Whittemore will not be open to general traffic, including staff and visitors. It will be restricted for use by emergency vehicles and intermittent maintenance needs only.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	TIS should look at more than just the peak hour, as this is one of the top 5 most congested areas in the state and traffic lasts for well over an hour.	The City requires that we study the morning and evening weekday commuter peaks. Traffic activity generated by the Project during other hours of the day will be minimal.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	How will traffic of the residential streets from and to Whittemore Avenue and Columbus Avenue be managed so that the number of drivers looking to get to and from Massachusetts Avenue is limited to residents?	Some Project traffic is expected from the east via Massachusetts Avenue. Census data suggests that percentage of new traffic will be small. Measures have been put in place to limit traffic through the neighborhood, most notable closure of the east driveway to general traffic, including staff and visitors.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	Since you plan to add a second entrance to the site off Whittemore, how will you keep increased cut-through traffic through the neighborhood? With several loading docks in the back of the buildings, how will the trucks enter and exit the site? Will they use Whittemore?	The Project's east driveway connection to Whittemore will not be open to general traffic, including staff and visitors. It will be restricted for use by emergency vehicles and intermittent maintenance needs only.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Traffic	Is there any plan to widen the streets perpendicular to Whittemore? (Magoun, Madison, Harrison, Kimball? Thank you. Appreciate all the detail. And the listening.	No plans currently associated with our project.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	What is the plan to mitigate traffic along Magoun Street? How will cut throughs be avoided?	Some Project traffic is expected from the east via Massachusetts Avenue. Census data suggests that percentage of new traffic will be small. Measures have been put in place to limit traffic through the neighborhood, most notable closure of the east driveway to general traffic, including staff and visitors.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	Concerns with Whittemore cut through issues from Mass Ave >Columbus is a speedway. Would like to hear more on Whittemore parking lots in relation to possible landscape opportunities.	The access and circulation plan for the site has been devised to leverage opportunity from most passenger cars to access and egress the site directly to and from Route 2 without using local roads or the Alewife Brook Parkway. For those motorists travelling north and south, their access will be provided at the site's west driveway connection to Whittemore Avenue. Measures have been put in place to minimize both project traffic and unwanted cut through traffic from traveling through adjacent residential streets. IQHQ's proposed plan includes planting new trees in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	Are you planning to allow neighbors access to site anytime? How will traffic from Mass Ave and east is reach the parking garage? Does traffic from garage go back out to Route 2 without going out Whittemore exit with police detail?	Yes, public access to the site is a project goal. Traffic from garage will go to Route 2. IQHQ has committed to a police detail at the corner of Whittemore and Parkway.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	You are proposing narrowing Rindge Ave? Will it become one lane each side?	We are not proposing to narrow Rindge.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	Have you connected with The City of Cambridge Transit Advisory?	Yes, we have met with the Joint Bicycle, Pedestrian, Transit Advisory Committee.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Traffic	Is there a study about the impact this will have on traffic patterns?	IQHQ is committed to minimizing auto travel and encouraging alternative travel modes. IQHQ will support a program of proactive transportation demand management actions to reduce single occupancy vehicle automobile trips, support carpooling, and encourage the use of transit, biking, and walking. The Project Site and related site plan include separated bicycle and pedestrian connections, including a new Linear Path connection from the Minuteman Commuter Bikeway and the Fitchburg Cutoff to the Linear Path using our new service road. Outside of the Project Site, IQHQ is coordinating with the state agencies to provide (1) a new pedestrian path that serves as a pedestrian alternative from the linear path from Rindge Avenue to the MBTA Red Line headhouse and (2) widening of the path along Alewife Brook Parkway to the MBTA Red Line headhouse.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	Will the new street be one way? Will you be able to enter it from the entrance just past Madison/Whittemore? in other words, will there be more traffic from Mass Ave to Magoun to Whittemore/Madison?	Access to / from Whittemore will be restricted access for emergency vehicles only. The service / loop road on the development site will primarily be used for delivery and emergency vehicles only.	
IQHQ Community Meeting Comment	1/21/2021	Traffic	There will be a strong temptation, if not now, but some time later to connect Harvey Street to the main road in the complex. I would recommend that the area at the end of Harvey be permanently set as pedestrian and planting area — there already is heavy traffic down Harvey Street cutting over to Rindge Ave, and opening up to the traffic of the complex would be an adverse impact to the neighborhood.	Access to / from Harvey Street will be restricted access for emergency vehicles only.	
Alewife Study Group Meeting	2/26/2021	Traffic	What are the next steps for the process with the city? Scoping, etc.	The project will be submitting a TIS in accordance with the City of Cambridge Article 19 special project application.	Figures 5.1-5.12e
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Traffic	Do the IQHQ proposed site plans include any changes to the bus stop and parking lot next to the site on Rindge Ave.?	IQHQ has studied the challenges of the MBTA bus turn from Rindge Avenue into the Comeau Field parking lot. We are committed to working with the City to design and implement curb, sidewalk and crosswalk improvements that alleviate bus rollover issues at that corner. The details of this issue and potential solution have been summarized in our TIS, which has been submitted to the City.	
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Traffic	What is the status of the Traffic Impact Study, including both total cars per hour and cars per peak hour?	Presented detail in March to ASG, scoping letter was issued from TPTD, we submitted the TIS in response of scoping letter. The TIS has been responded to and we are working towards responding to TPTD comments. We have reduced parking slightly, keeping us well below our allowed parking per zoning.	
IQHQ Community Meeting Comment	5/26/2021	Traffic	Trying to understand how many more people will be coming into the neighborhood during the work week.	The Project is anticipated to have approximately 450 new employees	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	5/26/2021	Traffic	What is total traffic, not just additional traffic during the one peak hour in the morning and the other one hour in the evening?	The project is anticipated to generate approximately 1,500 net new daily vehicle trips.	
IQHQ Community Meeting Comment	5/26/2021	Traffic	What are your plans for those residents that want to turn right onto Whittemore between the hours of 3pm-7pm?	Eliminating the turn restriction to travel east on Whittemore in the afternoon would have the unwanted consequence of increasing cut through traffic from the Parkway to Massachusetts Avenue via the adjacent neighborhood streets.	
IQHQ Community Meeting Comment	5/26/2021	Traffic	What are your plans to divert traffic from the Whittemore neighbor to help increase safety of children playing outside?	The access and circulation plan for the site has been devised to leverage opportunity from most passenger cars to access and egress the site directly to and from Route 2 without using local roads or the Alewife Brook Parkway. For those motorists travelling north and south, their access will be provided at the site's west driveway connection to Whittemore Avenue. Measures have been put in place to minimize both project traffic and unwanted cut through traffic from traveling through adjacent residential streets. The project is including three (3) gates on the site to keep cars from cutting through the site. One at Whittemore and the service road, one at Harvey Street, and one along the service road half-way between the main campus entrance and the garage. Final coordination of operation required with Cambridge Fire Dept.	
IQHQ Community Meeting Comment	5/26/2021	Traffic	There was a comment about discouraging single-occupant cars. How does that work?	IQHQ is committed to minimizing auto travel and encouraging alternative travel modes. IQHQ will support a program of proactive transportation demand management actions to reduce single occupancy vehicle automobile trips, support carpooling, and encourage the use of transit, biking, and walking. The Project Site and related site plan include separated bicycle and pedestrian connections, including a new Linear Path connection from the Minuteman Commuter Bikeway and the Fitchburg Cutoff to the Linear Path using our new service road. Outside of the Project Site, IQHQ is coordinating with the state agencies to provide (1) a new pedestrian path that serves as a pedestrian alternative from the linear path from Rindge Avenue to the MBTA Red Line headhouse and (2) widening of the path along Alewife Brook Parkway to the MBTA Red Line headhouse.	
Alewife Study Group Meeting	4/2/2021	Traffic	What can be done to help alleviate the cut through traffic that impacts the neighbors north of Whittemore Ave?	The project is including three (3) gates on the site to keep cars from cutting through the site. One at Whittemore and the service road, one at Harvey Street, and one along the service road half-way between the main campus entrance and the garage. Final coordination of operation required with Cambridge Fire Dept.	Figure 5.3

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	6/11/2021	Traffic	How will parking be distributed among the tenants as to create a balanced use of the parking facilities.	Generally, the tenants in buildings 1-3 will use surface lots on Whittemore Ave and tenants in buildings 4-5 will use the garage.	NA
Alewife Study Group Meeting	6/11/2021	Traffic	ASG asked if IQHQ would participate in a study for a commuter rail stop at Alewife	IQHQ agreed to participate in a study to understand the feasibility of a commuter rail stop at Alewife.	NA
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Traffic	What is the plan for the traffic at the end of Harvey Street? Is it a connector?	The terminus of Harvey Street will be designed to accommodate both bicycle and pedestrian access to the site, connecting to other important non-auto corridors that will pass through and near the Project. That terminus will also be designed to accommodate emergency vehicle access. General purpose traffic will be restricted.	
IQHQ Community Meeting Comment	1/21/2021	Tree Protection	Can you commit to only using zero pesticide/herbicides in landscape maintenance?	The project is committed to using an organic landscaping maintenance program.	Section 1.4
IQHQ Community Meeting Comment	1/21/2021	Tree Protection	Have you reached out orgs like the Native Plant Trust as a partner and to assist in appropriate wetland plant selection, sourcing plantings, and development of landscape maintenance plans?	Our design team professionals have recommended native plantings aligning with community requests. We are also talking to Mass Audubon for a potential partnership.	
IQHQ Community Meeting Comment	1/21/2021	Tree Protection	Are you planning to use native / local flora in the landscaping?	Our design team professionals have recommended native plantings aligning with community requests.	
IQHQ Community Meeting Comment	1/21/2021	Tree Protection	Please use native plantings everywhere. This site is within a biodiversity corridor with Alewife reservation to the west and the linear bike path to the east.	Our design team professionals have recommended native plantings aligning with community requests.	
IQHQ Community Meeting Comment	1/21/2021	Tree Protection	Will you share information on where exactly you are removing and adding trees?	Yes, an existing tree survey and tree protection study was prepared in accordance with the City of Cambridge and the results of the study were shared with ASG and it is included in Article 19.	
Alewife Study Group Meeting	2/26/2021	Tree Protection	Is there going to be a tree study and can we get a copy of the study?	Yes, an existing tree survey and tree protection study was prepared in accordance with the City of Cambridge and the results of the study were shared with ASG and it is included in Article 19.	Figure 2.2
Alewife Study Group Meeting	3/19/2021	Tree Protection	Can the north side of building 3 serve as a tree habitat?	The 25'-0" setback at Whittemore Ave will allow for the planting of trees, understory shrubs and other plantings to create a visual buffer to the public and serve as habitat.	Figure
Alewife Study Group Meeting	3/19/2021	Tree Protection	Is there adequate width for trees and plantings to mature and create habitat at the south side of Building 3 and north side of Building 5?	The width of the planting gardens between the promenade and face of building are between 8'-12' and will be planted with appropriate species to thrive in this area, maturing and creating habitat over the years.	Figure
Alewife Study Group Meeting	4/30/2021	Tree Protection	Will you be replacing the dead trees in the MBTA plaza and removing the bittersweet planting within the fence?	The proposed plan at the MBTA and adjacent habitat will include planting new trees and pruning species that are of harm to the habitat.	Figure 1.23
Alewife Study Group Meeting	5/7/2021	Tree Protection	Requesting information on phragmites.	H&A forwarded history on phragmites via email from Jenn Letourneau.	NA

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	5/14/2021	Tree Protection	Can lots of trees be planted on the perimeter of the parking lots? And in the middle of the lots?	Proposed plan includes new tree planting at the lots North of Whittemore.	Figures 5.12d-e
Alewife Study Group Meeting	6/11/2021	Whittemore Ave Parking Lots	Community is concerned about water flow off of the current lots onto adjacent neighbor lots.	The project is including a stormwater control system that is compliant with the City of Cambridge requirements to mitigate impacts of stormwater from the surface lot on the surrounding lots.	NA
Alewife Study Group Meeting	6/25/2021	Whittemore Ave Parking Lots	ASG noted that any stormwater solution at the Whittemore surface lots needs to meet the city's 25 to 2 design requirements.	The project is including a stormwater control system that is compliant with the City of Cambridge requirements to mitigate impacts of stormwater from the surface lot on the surrounding lots.	NA
Alewife Study Group Meeting	7/16/2021	Whittemore Ave Parking Lots	North of Whittemore neighborhood asked about allocation of parking within the surface lots and parking garage.	Generally, the tenants in buildings 1-3 will use surface lots on Whittemore Ave and tenants in buildings 4-5 will use the garage.	NA
Alewife Study Group Meeting	7/16/2021	Whittemore Ave Parking Lots	North of Whittemore neighborhood asked about commitment language to allow neighbor use of surface lots.	IQHQ will include language and commitments to allow neighbor use of surface lots. Language includes time and other details.	Section 1.4, Appendix G
Alewife Study Group Meeting / Emailed Agenda	5/21/2021	Whittemore Ave Parking Lots	How many parking spaces will be on the Whittemore lots?	214 spaces	
IQHQ Community Meeting Comment	5/26/2021	Whittemore Ave Parking Lots	What are your plans for the lots north of Whittemore in regards to surface material, green areas and flood mitigation?	IQHQ's proposed plan includes planting new trees in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave. In addition to the proposed tree plantings, our team is also evaluating opportunities to either increase permeability of existing lots and/or increase stormwater detention. The lots along Whittemore Avenue will continue to be used as accessory surface parking.	
Alewife Study Group Meeting	7/30/2021	Whittemore Ave Parking Lots	ASG suggested more greenery at the parking lots. Perhaps a green wall or other solution.	Design team suggested adding shrubbery and other green space within the tree planting areas to add additional green to the parking lots. The community agreed plantings within the tree planter are better than a physical green wall. Design to integrate into planting design.	NA
1/14/21 ASG Community Meeting - from 1/21/21 Community Deck	1/14/2021	Whittemore Ave Parking Lots	What is the plan for the north of Whittemore parcels?	The lots along Whittemore Avenue will continue to be used as accessory surface parking.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
IQHQ Community Meeting Comment	1/21/2021	Whittemore Ave Parking Lots	Will residents still have parking access to lot by Whittemore Ave. and Madison Ave. that we had with W.R. Grace?	IQHQ has committed to allowing residents use of the surface lots, and garage when the lots are unavailable, during nights and weekends, when not in use by IQHQ.	Section 1.4
IQHQ Community Meeting Comment	1/21/2021	Whittemore Ave Parking Lots	Parking lots across Whittemore Ave is zoned for residential, what are your plans for it?	The lots along Whittemore Avenue will continue to be used as accessory surface parking.	
IQHQ Community Meeting Comment	1/21/2021	Whittemore Ave Parking Lots	What are your plans for the lots on the north side of Whittemore Ave?	The lots along Whittemore Avenue will continue to be used as accessory surface parking.	
IQHQ Community Meeting Comment	1/21/2021	Whittemore Ave Parking Lots	What are the plans for the Res B zoned parcels across the street from the main site along Whittemore? Are they just going to remain as surface parking or might you plan to develop as residential buildings at some point?	The lots along Whittemore Avenue will continue to be used as accessory surface parking.	
IQHQ Community Meeting Comment	5/26/2021	Whittemore Ave Parking Lots	With the reduction of spots due to the addition of trees (which is great!), would IQHQ consider re-allotting those spots to the garage?	A data driven assessment has been conducted to determine the appropriate amount of parking needed to support the Project. IQHQ will continue to work with the City and communicate with residents about parking quantity needed to support the Project. The project is a transit oriented site. IQHQ and it's tenants will encourage the use of public transit and alternative forms of transportation to reduce parking demand.	
IQHQ Community Meeting Comment	5/26/2021	Whittemore Ave Parking Lots	Any chance to increase the parking garage to liberate some of the parking lot square footage to increase green space?	A data driven assessment has been conducted to determine the appropriate amount of parking needed to support the Project. IQHQ will continue to work with the City and communicate with residents about parking quantity needed to support the Project. The project is a transit oriented site. IQHQ and it's tenants will encourage the use of public transit and alternative forms of transportation to reduce parking demand.	
IQHQ Community Meeting Comment	5/26/2021	Whittemore Ave Parking Lots	Thanks for continuing to look at improving the five Whittemore parking lots—reducing the heat island effects, increasing the permeability and anything to make them better looking.	IQHQ's proposed plan includes planting new trees and creating permeable green space in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave. The project is including a stormwater control system that is compliant with the City of Cambridge requirements to mitigate impacts of stormwater from the surface lot on the surrounding lots.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Alewife Study Group Meeting	5/14/2021	Whittemore Ave Parking Lots	Request to include planters or something to spruce up the Whittemore lots to avoid the neighbors feeling like they are at their "back door".	We are adding trees to the lots north of Whittemore. The 25' setback along Whittemore, new trees and landscaping, and Gateway into the site will provide a great improvement to sight lines and views for the Whittemore neighborhood.	Figures 5.12d-e
Alewife Study Group Meeting	5/21/2021	Whittemore Ave Parking Lots	Community concerned by not adding new parking spots.	A data driven assessment has been conducted to determine the appropriate amount of parking needed to support the Project. IQHQ will continue to work with the City and communicate with residents about parking quantity needed to support the Project. The project is a transit oriented site. IQHQ and it's tenants will encourage the use of public transit and alternative forms of transportation to reduce parking demand.	NA
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Legal - Escrow Language	We were very pleased to see that IQHQ is planning to place funds in an escrow account to ensure improvements, including the MBTA Headhouse upgrades, Jerry's Pond Project, and improved pathways along Route 16, are completed as a part of the development project. To make sure that this language represents a firm commitment from IQHQ, ASG will advocate that language regarding the escrow account be included in the special permit issued by the planning board. Here are some possible approaches that we have thought of so far. We look forward to discussing the options. •There could be language in the special permit that specifies the creation of a detailed legal agreement to be drafted by IQHQ, with approval by community groups, that lays out the process for the escrow account •The existing language could be improved to create clearer definitions that could stand up to legal scrutiny (e.g., clearly defining terms such as "Projected Completion Date" in a more specific way) and possibly a visual timeline that shows the milestones which trigger the escrow provisions with estimates of when those milestones are estimated to occur - this language could then be included in the special permit directly. •Language in the special permit that states: 1) Construction of improvements outside of the development area — either the minimum, or the better — must be initiated before the first main campus occupancy permit; and 2) Construction of improvements outside of the development area must be completed before the final occupancy permit OR a date certain (in case the “final” permit is delayed by many years).	Language has been updated in Chapter 1 and the escrow exhibit.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Process Transparency - TIS	We asked a number of times for IQHQ's Traffic Impact Study, beginning at our first meeting on Feburary12, so that we could review it and provide comments. We never received it, including after you said that you would share it with us. We now see that not only was it completed, but it has been approved by the City without our input. We would like to hear an explanation of what happened, and discuss how this kind of problem can be avoided going forward.	Our team believes we shared the high level parts and pieces that make up the TIS. We apologize if we missed the opportunity to review the details further with ASG prior to submitting to the city. That was not our intention.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Process Transparency - Trees	You know how committed to mature trees ASG and many if not all the neighborhood groups are as we face a warming planet. And we thought IQHQ was, too. So, we were surprised to discover that IQHQ plans to remove a couple of hundred trees, not in construction areas, which is to be anticipated, but in the natural areas. In all your presentations of plans for these areas, we do not recall you ever including the removal of trees on this very large scale. See below for more about the tree removal. We would like to hear an explanation of what happened, and discuss how this kind of problem can be avoided going forward.	We share the same sentiment regarding trees as ASG. IQHQ's core design principals are associated with green design and building. We presented the proposed regrading in the compensatory flood storage area which would lead to tree impacts. We had also discussed the impact to trees related to the orientation of the garage. Our initial estimate for tree removal was around 100 trees. Overtime the city extended jurisdiction to the smaller trees leading to an increase in the tree count. We are looking forward to the working session with ASG and Friends of Jerry's Pond members on 9/2 to discuss further on options to save more trees.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Trees	Why is “compensatory flood storage … at the southeast side of the Project” grounds for removal of trees? Many, if not most, of the trees marked for removal are around the perimeter of the proposed 4-acre natural habitat. Is compensatory flood storage the driving consideration? Can we explore alternative approaches that would save more of the existing trees here?	From a topographical standpoint, the creation of the compensatory storage areas occurred in areas with elevations above generally +18.76. The area at the southeast side of the site was a constructed settling basin and many trees became established in the berm areas.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Trees	To what extent is tree removal associated with realizing IQHQ's vision for the 4-acre natural habitat? Can IQHQ share more details of that vision, and also of the process for creating it? As you know, ASG is committed to minimizing soil disturbance and tree removal.	The idea from a landscape perspective is to create a new natural habitat that is superior to the existing condition, which is currently dominated by invasive species with low habitat value. In the new landscape, habitat and food value are emphasized in the entire landscape configuration. For example, we are creating more open field area, which birds strongly prefer, and we are adding pollinator plants in far higher concentrations than they currently exist. We will also make it more beautiful, so that it will contribute to improved mental health, safety and welfare, which is not something to be left unsaid. Cultural and natural construction that we call landscape affects well-being and health. The notion of of a continuous open space was formed after understanding the preliminary compensatory storage calculations. The outcome of the disturbance required for the compensatory storage improvements led to the outcomes and creation of a curated, improved naturalized area.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Trees	The Tree Study says one reason removal is recommended is when "The tree species has been declared an invasive for the given area or region." Are there cases where IQHQ is following this recommendation? If so, ASG would like to discuss the value of invasive trees at the site.	No trees indicated for removal are being done so for invasive species criteria.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Trees	Dead trees and some distressed trees are marked for removal. Is there value to allowing dead/dying trees within the 4-acre natural habitat to fall and decay in situ?	We value dead and diseased trees very highly. It is our intention that natural forest litter, including trees that are distressed or have died, but also other downed wood such as fallen branches and leaves, etc., will be retained in almost all cases (except only where a hazard to humans, or critical to the creation of the new green infrastructure, including the new flood storage which will reduce runoff to the storm water system, and the newly improved habitat that we are proposing). These natural forest materials contribute to the cyclical ecological processes and biodiversity of the forest ecosystem. They provide habitat and contribute nutrients in the soil. For example, many birds nest in the softer wood of standing dead tree trunks and many species of wildlife benefit from and contribute to the breakdown of these woodland materials. With the exception of trees impacted by the construction of buildings, associated road/sidewalks, and compensatory storage - existing dead and distressed trees will remain in place.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Trees	The tree nursery will grow 350 trees. What happens once that number is reached?	The 350 trees will be transported off of the garage to be planted throughout the city. Another 350 tree saplings will take their place. It is a cyclical process, approximately 3-4 times per year, to support tree plantings throughout Cambridge via the Backyard Tree Planting Program in partnership with Green Cambridge.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Trees	Removing 218 mature trees would represent one of the largest tree losses on a single project that the City has seen in at least decades, and will not go unnoticed by the Cambridge community. This is especially notable because the site was identified as a heat island in the Climate Change Preparedness and Resilience Alewife Preparedness Plan, page 4. https://www.cambridgema.gov/~/media/Files/CDD/Climate/CCPR/ccpralewifepreparednessplan_cambridge.pdf	We are confident that our proposed tree planting will provide a signification increase in tree count and tree canopy.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Sanitary	With a tripling of Sanitary Sewage generation, what percentage of the receiving sewer main's remaining capacity, considering existing usage by the site and neighbors, will be taken by the new development?	The receiving sanitary sewer in Kimball Street has an estimated capacity of approximately 1,100,000 gallons per day. The Project's anticipated sanitary sewer generation is approximately 90,000 gallons per day. Therefore over 90% of the sewer capacity remains for neighbors.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Sanitary	Does this sanitary main feed into a non-separated (sanitary/stormwater) main, which could contribute to additional local contamination in an extreme flooding event?	The sanitary sewers servicing the Project Site are separated.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Sanitary	Since the new sanitary sewer flows are quadruple the I/I mitigation threshold, what contingencies are planned for accommodating required mitigation? For example, other sites have been required to provide sufficiently sized tanks to detain sanitary flows until the system capacity has subsided.	At this time, no system indeficiencies have been identified by Cambridge DPW. The Project will be discharging to the separated sanitary sewer system in Kimball Street (10-inch PVC). The receiving sewer has a full-flow capacity of over 1,000,000 gpd. Thus the incremental new flow is accommodated within the existing capacity. Given this is a separated sewer system without capacity concerns, no storage tanks have been requested (such as those contributing to combined sewer systems in the Kendall Square area).	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Water	Will the additional water usage diminish neighborhood water pressure?	No pressure changes are anticipated due to the incremental increase in water demand.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Stormwater	Section 6.3 states (emphasis added): "Local Cambridge rainfall depths may be evaluated for the year 2030 and/or the year 2070 storm events, as requested by Cambridge DPW."	Stormwater calculations are being performed for Cambridge permitting using the 2070 rainfaill depths.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Stormwater	Since flooding concerns in the Alewife area and particularly the areas closest to Alewife Brook led the city's Climate Change Preparedness and Resilience planning efforts to create the Alewife Focus Group, of which Mike Nakagawa was invited to be a member, as the pilot discussion group on the city's response to climate change, 2030 and 2070 rainfall should be considered in preparation for the inevitable request by DPW.	Stormwater calculations are being performed for Cambridge permitting using the 2070 rainfaill depths.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Compensatory Storage	Although you may not have detailed designs for flood water compensatory storage to the level of a Notice of Intent filing, please provide information about incremental flooding for current and future 1% (100-year) storm events, which will need to be done anyway, with a description of the compensatory storage strategy showing incremental capacities.	The Project has prepared preliminary compensatory storage calculations for the current 100-year flood plain. Calculations for the for future 1% events have not yet been calculated.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Compensatory Storage	We appreciate your using the 2070 100-year storm event flood elevation, vs. the City-recommended 10-year reference, which as you noted is generally only a few inches higher, but provides much greater protection from storms that have a 1-in-4 chance of occurring in any 3-year period. We would appreciate giving special care to any retail/service providers that may lease space, as they may not have the capacity to withstand an extended shutdown for repairs if flooded.	The retail/service provider spaces will have finished floor elevations at or above the 2070 100-year flood elevation.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Stormwater	In reviewing the City's Stormwater Control Process under 6.2 Stormwater Management, the federal requirements were not referenced under IQHQ's construction General Permit (CGP). This section covers the City's IQHQ's compliance with EPAs and City's MS4 permit. Usually this is presented to Conservation Commissions with the Notice of Intent. This covers construction processes, playdown area, etc. Did they confirm no illicit connections exist to the stormwater system? Dye testing, a stamped plan and affidavit is required.	No illicit connections have been identified to date.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Neighborhood Use of Garage	Neighborhood parking access and EV charging should also include the garage. This will cover future scenarios where IQHQ sells or develops the lots and if the number of EV stations on the lots is insufficient; the 6pm to 8am time limits will protect IQHQ.	We have updated the language regarding our comittment for neighborhood use of the lots and garage when the lots are unavailable. The lots along Whittemore Avenue will continue to be used as accessory surface parking. IQHQ has no plans to sell or develop the lots north of Whittemore.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Transit Subsidy	The tenant lease provision mentions employees should park on spaces provided on the project site, but does not mention the transit subsidy requirement.	Reference the Alewife Park Commitments Appendix G in Volume III.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Alewife TMA Membership	The application also seems to be missing reference to membership in the Alewife TMA, and evaluation of a commuter rail stop and van shuttles with other developers.	Reference the Alewife Park Commitments Appendix G in Volume III.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Whittemore Lots	Lastly, we cannot seem to find the diagram and reference to the stormwater detention tanks on Whittemore lots.	The stormwater detention within the Whittemore lots has been added to the proposed utility diagram.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Hazardous Material	In Figure 1.5A, Building 30 is designated hazardous chemicals storage. It is to be demolished. Please spell out how this will be handled.	IQHQ will follow strict compliance with decommissioning and testing requirements for demolition of all existing spaces schedule for demolition.	
8/20/21 ASG Response Letter to Draft A19	8/20/2021	Hazardous Material	Figures 1.11C, 1.11E, and 1.11G each depict three rooms on the first floor of Buildings 3, 4 and 5, respectively, designated hazardous waste, chemical storage, and fuel tank room. What measures will IQHQ take to prevent the release of oil or hazardous substances in the event of a flood or mishap?	These areas of concern are designed and will be built to code including retainment requirements as necessary. The elevation of the floor in these locations has been design to be several inches above the 2070 100 year flood elevation as provided by the City of Cambridge.	
8/23/21 ASG Response Letter to Draft A19	8/23/20201	Russell/Comeau Parking Lot	What are the specific plans to fix issue of the bus going over the curb?	IQHQ has studied the challenges of the MBTA bus turn from Rindge Avenue into the Comeau Field parking lot. We are committed to working with the City to design and implement curb, sidewalk and crosswalk improvements that alleviate bus rollover issues at that corner. The details of this issue and potential solution have been summarized in our TIS, which has been submitted to the City.	Appendix B
8/23/21 ASG Response Letter to Draft A19	8/23/20201	Russell/Comeau Parking Lot	What are the plans to correct the standing water issue near the northwest corner of the Russell Field parking lot?	We recommend for the community to work with the city on proposed improvements.	
8/23/21 ASG Response Letter to Draft A19	8/23/20201	Bird Safety	We can't tell from the application whether the glass being used in the buildings are the types designed to reduce bird strikes, as requested by ASG and agreed to by IQHQ.	The building glazing was designed with three important aspects of bird protection: 1) minimize glazing on the building. The building has been designed with max 31% vision glazing on the buildings and the majority of the windows are "punched" windows minimizing large extents of glazing. Also the punched window pattern is varied creating "visual noise" which has been identified as an effective method to minimize bird collisions; 2) the glass specified has very low reflectivity. the ground floor level glass has almost no reflectivity. Glass specification achieves an 11-12% reflectance.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/26 FOJP Response Letter to Draft A19	8/26/2021	Conservation Restriction / Easement	We are concerned this topic has not progressed substantially. We understand there has been some initial discussion of a restrictive covenant with the City as a counterpartyhowever a covenant could potentially be rescinded at a later date. Cambridge (unfortunately) has a long track record of building on open spaces including on fields at the Tobin School as referenced at Tuesday's meeting. Our initial reaction is that a landtrust such as Mass. Audubon, which has 40,000 acres under its protection, would be an ideal long-term partner and potentially provide significant tax benefits.	Zoning restricts development; restrictive covenant to be included in the Special Permit.	Chapter 1
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond	Regarding this question, if we are successful in attracting funding, including from the City, for reshaping the pond and related public infrastructure that defrays costs and satisfies concerns over creating compensatory wetlands (e.g. by covering the cost of testing and potentially hazardous waste removal), are you willing to amend and improve the application before or after its approval? [More detail on this below.] Given the formation in July of the "Climate Crisis Working Group", organized by Mayor Siddiqui and City Manager DePasquale, Chaired by Councilor Nolan, we believe the urgency for responsiveness to heat island mitigation and tree canopy, especially in environmental justice communities, will increase in the coming months.	Friends of Jerry's Pond will have till IQHQ files the NOI for Jerry's Pond scope of work to obtain consensus and additional funding to execute on the reshaping plan. If achieved, IQHQ will cooperate with incorporating the reshaping into the Jerry's Pond plan.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Commitment Area Scope	Compromise option on timing: If there are six total buildings, including the garage, then a trigger could be at the midpoint, after the third building receives it's CO.	IQHQ will maintain language as included in Special Permit.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Compensatory Flood Storage	If concerns over compensatory wetlands in the southwest corner and costs for the reshaping the pond are allayed, it may be feasible to add more than the 1:1 compensatory wetlands/flood storage on that corner as previously envisioned. Reviewing the "Tree Protection Plan" shared on Tues., it appears there are a smaller number of "jurisdictional" trees there than expected, perhaps 20-25.	The Project does not believe that the upland area near the intersection of Alewife Brooke Parkway and Rindge Avenue provides the same hydrologic connection to the area north of the MBTA headhouse, and therefore would not provide the same compensatory storage characteristics matching the existing floodplain.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Compensatory Flood Storage and Trees	If wetlands were created there, many of these trees could be saved and incorporated into newly created habitat islands as recommended by Manomet which described such islands as ideal for bird rookeries.	Noted.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond and Trees	We had estimated 75 trees on that southwest corner (vs. the 20-25 on the Tree Protection Plan), so that raises the net gain in trees along Rindge Ave. to 135-160 since perhaps only 10-15 would be lost. This adds significantly more to the inventory of trees on the site (and in the City) which is in line with many of the goals IQHQ has outlined in other sections of the Article 19 Filing. These trees would be where communities live rather than in inaccessible parts of the site.	Noted.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond	Given the currently degraded and paved landscape on the southwest corner, we support an “ecosystem view” of the full project site where habitat, canopy, wetland and flood storage can be resolved in ways that benefit the overall ecosystem. Tree canopy would be increased in the areas most in need of environmental justice and flood storage would be resolved while reducing the need to cut down significant numbers of mature trees in the development area while adding as many new trees as possible overall. In addition, constrained space issues for bicycles and pedestrians access along Rindge Avenue would be fully addressed.	Noted.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond	The sparseness of trees on the southwest corner, except right along the pond perimeter would appear to make the creation of wetlands and/or potential hazardous waste removal (via tent-and-vent), more feasible than previously expected.	Noted, however, tenting and venting logistics over water would need to be evaluated thoroughly.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond	The southwest corner would thus appear to be an ideal location to remove impervious and degraded paved areas, construct additional flood storage, create a new and improved biodiverse wetland habitat while enabling a large increase in the tree canopy along Rindge Ave. Will IQHQ agree to actively investigate this plan and work with us to support potential funding leads and alleviate safety concerns	IQHQ will maintain progression with the IQHQ current plan.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Audubon Partnership	Audubon has made significant contributions to the dialogue already and would add to the discussions regarding habitat, tree canopy and flood storage. It would be helpful in the Article 19 filing to see a commitment towards continued collaborations in these areas with this worthy organization	We are working on an agreement with Mass Audubon as to the management of the EcoCenter. Our conversations are limited to this initiative.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Traffic	We strongly support IQHQ’s leadership in convening a group of nearby significant landowners to advocate for a rail stop in Alewife. Employees will make their housing and commuting decisions based on the availability of non-automobile options.	IQHQ will establish membership in the Alewife TMA, which provides employees with the benefit of free access to the shuttle buses operated by the TMA, ride-matching services, and access to emergency ride home to all employees who use alternative commute modes.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond and Trees	We had estimated 75 trees on that southwest corner (vs. the 20-25 on the Tree Protection Plan), so that raises the net gain in trees along Rindge Ave. to 135-160 since perhaps only 10-15 would be lost. This adds significantly more to the inventory of trees on the site (and in the City) which is in line with many of the goals IQHQ has outlined in other sections of the Article 19 Filing. These trees would be where communities live rather than in inaccessible parts of the site.	Noted.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond	Given the currently degraded and paved landscape on the southwest corner, we support an “ecosystem view” of the full project site where habitat, canopy, wetland and flood storage can be resolved in ways that benefit the overall ecosystem. Tree canopy would be increased in the areas most in need of environmental justice and flood storage would be resolved while reducing the need to cut down significant numbers of mature trees in the development area while adding as many new trees as possible overall. In addition, constrained space issues for bicycles and pedestrians access along Rindge Avenue would be fully addressed.	Noted.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond	The sparseness of trees on the southwest corner, except right along the pond perimeter would appear to make the creation of wetlands and/or potential hazardous waste removal (via tent-and-vent), more feasible than previously expected.	Noted, however, tenting and venting logistics over water would need to be evaluated thoroughly.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond	The southwest corner would thus appear to be an ideal location to remove impervious and degraded paved areas, construct additional flood storage, create a new and improved biodiverse wetland habitat while enabling a large increase in the tree canopy along Rindge Ave. Will IQHQ agree to actively investigate this plan and work with us to support potential funding leads and alleviate safety concerns	IQHQ will maintain progression with the IQHQ current plan.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Audubon Partnership	Audubon has made significant contributions to the dialogue already and would add to the discussions regarding habitat, tree canopy and flood storage. It would be helpful in the Article 19 filing to see a commitment towards continued collaborations in these areas with this worthy organization	We are working on an agreement with Mass Audubon as to the management of the EcoCenter. Our conversations are limited to this initiative.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Traffic	We strongly support IQHQ’s leadership in convening a group of nearby significant landowners to advocate for a rail stop in Alewife. Employees will make their housing and commuting decisions based on the availability of non-automobile options.	IQHQ will establish membership in the Alewife TMA, which provides employees with the benefit of free access to the shuttle buses operated by the TMA, ride-matching services, and access to emergency ride home to all employees who use alternative commute modes.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/26 FOJP Response Letter to Draft A19	8/26/2021	Traffic	For comparison purposes, the Worcester Line will have two new rail stops ~ the first at Boston Landing is already built and now West Station is in the works in Allston. These stops were made possible by the advocacy of large landowners. As a historical note, we've learned that there were once five stops between Belmont and North Station however only Porter Square remains. The only solution to getting people out of cars is to offer other options	IQHQ will participate with other developers and the city to help initiate formal study for a new commuter rail stop at Alewife/Quad area.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Volume II	Minor note: Probably just a labeling issue but Fig 1.22 shows the EcoCenter location and says there's seating for 4 but does not call out the EcoCenter itself although it is listed in the escrow in Appendix E at a robust level	Updated.	Figure 1.22
8/26 FOJP Response Letter to Draft A19	8/26/2021	MBTA Plaza	Regarding the MBTA plaza and head-house improvements, we see the escrow of ~$1.3M in Appendix E. Is there anything in the Article 19 regarding a process for this and timeline?	These improvements will be part of timeline and escrow provided.	Section 1.4, Appendix E
8/26 FOJP Response Letter to Draft A19	8/26/2021	MBTA Plaza	Will four existing tree wells be reused for significant new trees? Also, we strongly suggest alternative paving materials for the bike path on the plaza to add visual interest and to slow down through-bikers ~ asphalt suggests to bikers that it's a high-speed path which it is not.	We will look to reuse the existing tree wells. We are studying alternate materials for the bike lanes at the plaza to slow bikes down in this area.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Jerry's Pond	There was discussion at the Aug. 20th meeting and Tuesday and about what to do about the asphalt and concrete at the southwest corner of Jerry's Pond and expanding the community lawn with potential barbecue facilities and limited ground access. This area was referenced as studies A, B, C and E in the Mitigation Draft. It was noted that this is not an either/or situation ~ there can be an EcoCenter on the eastern side and community amenities on the southwest site. Has that progressed, has testing of the soil on that corner been initiated as previously discussed and will IQHQ remain open to this possibility and investigate its feasibility as the Article 19 submission process proceeds?	The consensus following the community walk through of the site was to locate the EcoCenter where the IQHQ plan has is located. We are confident in the plan we have submitted. BBQs have been incorporated into the program and design in the EcoCenter. There is no additional testing required at this time.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Russell Pathways	We would like to see a commitment to work with the state and city to open the northern tunnel under Rt. 16 and access road along the Alewife Garage to two-way separated bike lanes as recommended by Cambridge Bicycle Safety. This would further encourage employees at the IQHQ labs (and more broadly) to commute by bicycle without burdening the Russell T plaza with more bicycle traffic.	We recommend for the community to work with DPW on proposed improvements. If there is an agreement, IQHQ will cooperate.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Russell Pathways	Recommendation as previously noted that the pedestrian path along the edge of the woods, parallel to Rt. 16 be made of pervious materials such as compressed sand, or boardwalk materials.	Pervious materials are acceptable as long they are ADA compliant; subject to DCR approval.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
8/26 FOJP Response Letter to Draft A19	8/26/2021	Russell Pathways	The Russell parking lot area is a gathering hub for the Rindge Community. We are encouraged to hear of discussions between IQHQ and the City of Cambridge regarding bus and pedestrian conflicts and urge IQHQ to widen these discussions towards a rethinking of this location. The construction of IQHQ's new entryway into Jerry's Pond offers a once in a generation opportunity to make this area safer and function better. For example, must this space be used for a bus turn around and could there be a way to repurpose all or part of this space to better community uses? Can the neglected detention pond on the north side of the parking lot become a higher quality planted swale which would be incorporated into the revitalized Jerry's Pond? We have previously asked the City for this. And if the pond is reshaped, there would likely be more space to work with at this important corner.	Recommendation for the community to work with DPW on proposed improvements. If there is an agreement, IQHQ will cooperate.	
8/26 FOJP Response Letter to Draft A19	8/26/2021	Habitat	On page 479, Volume III: A question was asked dated 5/26/21: “Is IQHQ willing to commit to eliminating the use of all inorganic fertilizers, chemical pesticides, fungicides, and herbicides in the ongoing maintenance for this site? www.energyandfacilities.harvard.edu/facilities services/landscapemaintenance/organic-maintenance-program.”The answer was that “This will be evaluated.” Has this been evaluated and can IQHQ commit to using no or minimal chemical inputs including pesticides, fungicides, herbicides, rodenticides and fertilizers? This might be another area where, given their expertise, Audubon could be consulted on pest control, fertilizers, invasives and the overall ecosystem management.	IQHQ will comply with an organic landscaping maintenance program.	Section 1.4
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Design Process / Community Involvement	ASG sees the need for further community input on the following (but not limited to), designs, in coordination with city and state agencies as needed: • IQHQ plan for Rindge Ave., especially the interaction of pedestrians and bicyclists • T plaza and headhouse improvements • Full accessibility for people with disabilities • Materials for paths, boardwalks, platforms, rails and guard, etc. • Improvement of bus turnaround and parking lot	Noted, we will continue the collaboration with ASG on progress of design. The planning board process with take approximately 4 – 5 months. We can allow some flexibility in the proposed plans.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 1.3.1.3 - Building Design and Facades	Will the facade of Building 1 also be improved to “provide a consistent material palette compatible with the new buildings” and to “greatly improve the building envelope’s performance”? If not, why not?	The facade of Building 1 is in good condition and will primarily remain as existing with exception to a new southern entry design and improved mechanical screen wall to align with the aesthetic of the new buildings. The material palette for Buildings 2, 3, 4 and 5 was developed to incorporate the color story and texture of the existing Building 1 façade. The exterior material palette of Building 2 utilizes brick toned metal panels that were chosen to create a cohesiveness between Building 1 and 2. Building 2 also acts as a transition to the new construction Buildings 3-5, by utilizing metal panel patterns more similar to Buildings 3-5 while adopting color tones more consistent with existing building 1. In comparison, the existing façade of Building 2 is failing, therefore, a full façade replacement has been incorporated into the projects proposed plan.	
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 1.3.1.3 - Building Design and Facades	Will Buildings 1 and 2 be retrofitted in order to significantly reduce bird strikes, in accordance with recommendations from the American Bird Conservancy (ABC)? If not, why not?	As part of replacing the envelope of building 2, all new glazing will be installed. The specification for this new glazing will be consistent with the new construction buildings, which is a low reflectivity glass. The new envelope of Building 2 is primarily a punched window approach, very similar to the existing window pattern in order to coordinate with existing structure and partitions. This results in a low window to wall ratio (WWR), similar to Buildings 3-5 at approximately 30%. This low WWR follows the recommendation of the American Bird Conservancy to minimize reflective glazing.	
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 1.3.1.4 - Parking	ASG proposed finishing the surface of the lots north of Whittemore with a high albedo material to reduce the heat island effect. Is there a reason not to include this?	IQHQ will monitor the success of the City of Cambridge’s pavement surface treatment pilot program in the Springfield Lot. Should that pilot program be successful, IQHQ will apply that coating to the surface lots north of Whittemore Avenue where new pavements are applied and where existing pavements are in a condition acceptable to receive the coatings.	
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 1.3.1.4 - Parking	Will the glass curtain wall of the parking garage stairway and elevator tower be designed to significantly reduce bird strikes?	The glazing within the elevator stair tower will be consistent with the new construction buildings, which is a low reflectivity glass.	
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 1.3.3.1 and Chapter 5.15 - Proposed Vehicular Access and Circulation	Add that a gate will be installed near the entrance to the driveway along the east side of Whittemore, as shown in Volume II, Slide 5.5.	Noted, this has been added to the appropriate sections, Chapter 1.3.3.1 and Chapter 5.1.	

COMMUNITY COMMENTS & RESPONSES:
DETAILED REPORT

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 1.3.3.1 and Chapter 5.15 - Proposed Vehicular Access and Circulation	Add that the ban on general traffic on Whittemore to the east of Seagrave Road also applies to construction vehicles unless access via the driveways on Whittemore Avenue to the west of Seagrave Road or Alewife Station Access Road is absolutely not possible.	We understand the concerns and request to restrict traffic along Whittemore. Note the scope of work includes construction activities along and abutting Whittemore, therefore, there will be several traffic plans supporting the sequence of the work nearby Whittemore and the more southern development site. As discussed, our construction and traffic management plans will be coordinated with the neighborhood and the City. We want to ensure our plan is fair to all and reasonable. We will make sure this request is considered. We will not sacrifice neighborhood impact for efficiency.	
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 1.4	Jerry's Pond - Commitment Areas Project: Include a definition of "substantial progress toward completion of the public access improvements", in quick consultation with ASG and FOJP today.	After several iterations and reviews with ASG on 9/14/2021 and 9/15/2021, we have updated the Chapter 1 and Appendix E with the updated language approved by ASG.	
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 2.13.1 - Noise	Add the specific noise design goals for the project, including the upper limits of allowable ambient dB.	[illegible] engineer. This study included a survey of the existing noise levels at 4 locations as well as calculated noise levels at 11 receiver locations in the surrounding neighborhoods. This study also includes a noise prediction model for the future equipment on Buildings 3, 4 and 5. The model calculates the noise and directivity of each source, attenuation due to sounds barriers (enclosed penthouse construction, screen walls, sound absorbing panels at the inside surface of Building 3's screen wall) and distance. At several locations the predicted mechanical noise is less than the existing nighttime background noise measured in our monitoring study completed in the spring of 2021. In particular, areas adjacent to the southern existing buildings (next Harvey and Clifton Streets) will see a greater reduction in noise due to the elimination of a large industrial fan located at one of the existing buildings that will be demolished. We are confident that the proposed design elements, as well as the operational changes on the site, will provide a significant improvement in sound infiltration for the neighboring residents.	
9/15/21 ASG Response Letter to Revised Draft A19	9/15/2021	Chapter 6 - Infrastructure	We accept, for now, the expectation that the proposed development will not negatively impact neighborhood water pressure, sewer and stormwater drainage, gas and electric supply, cell phone and Internet service, plus any other relevant infrastructure or utilities. We look forward to reviewing the details of these issues via future meetings and communications with IQHQ.	Noted, we will continue the collaboration with ASG on progress of design.	

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: TRANSPORTATION

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Transportation	How wide are the sidewalks around the parking lots – wide enough for street trees?	Existing sidewalks widths to remain. Existing street trees to remain.	Figure 5.12d, e
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Transportation	Please explain the red vs blue swept paths.	A legend has been added to the drawing indicating red lines are "reverse movement entering loading dock" and blue lines are "forward movement existing loading dock"	Figure 5.14
CDD Pre-File Meeting 1	12/16/2020	Bike & Pedestrian Paths	Consider the continuity of alignment of the connection from the headhouse to Whittemore Ave. Can this connection be more aligned through the site? Can the site be more permeable? Map the desire lines through the site and how they knit the area together. A connection to the linear path at the east end of the central promenade will be important.	Connectivity and public access are driving principles to the project. In addition, our team is proposing a design that greatly improves the separation between bike and pedestrian paths. Our proposed plan includes approximately 15,000 SF of proposed pedestrian sidewalk, 3,000 SF existing pedestrian sidewalk, 6,000 SF of proposed bike paths, and 53,000 SF of promenade space for pedestrian use. The Project includes several new bike and pedestrian paths designed to connect the North Cambridge neighborhoods along Whittemore Ave, Harvey Street, and Rindge Avenue. Today these neighborhoods are disconnected and there is not a clear exchange between Jerry's Pond, the baseball fields, the recreational facility, and the MBTA Alewife headhouse. The new pedestrian paths included as part of the Project are designed to improve public access to each of these areas while offering protection of natural spaces and habitats.	1.7, 5.6-5.8

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: TRANSPORTATION

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Pre-File Meeting 2	1/6/2021	Bike & Pedestrian Paths	Consider aligning the north south connection more clearly through the site.	Connectivity is a driving principle of the project. The N-S connections from Whittemore to Rindge Ave have been organized to stitch together the neighborhoods with destinations within the site (MBTA headhouse, Jerry's Pond). The paths have been located to provide connectivity and protect natural spaces and habitats. The N-S paths have been designed with that in mind and therefore trace a path as shown on the site plans.	1.7, 5.6-5.8
CDD Urban Design Meeting	5/21/2021	Bike & Pedestrian Paths	The site should feel urban, walkable and include sidewalks along roads as much as possible.	The project is adding sidewalks to provide an urban pedestrian experience. Sidewalks are included in all appropriate areas of the project.	1.7, 5.6-5.8
PDTM Review Meeting	5/24/2021	Bike & Pedestrian Paths	City of Cambridge has a network vision plan that they will share with the team to help inform the proposed paths.	Design team requested from City of Cambridge and will review and incorporate as required.	1.7, 5.6-5.8
Transportation Review Meeting	5/24/2021	Bike & Pedestrian Paths	Bluebike station will need to be an extra large station. Design team to coordinate with Adrienne Philson. Coordinate all dimensions with City of Cambridge.	Design team will coordinate final blue bike station size with City of Cambridge.	1.7, 5.6-5.8
Transportation Review Meeting	5/24/2021	Bike & Pedestrian Paths	Provide a wider connection from the east promenade to the linear path, and a stronger connection.	Design team is proposing a wider path (12') at the east end of the promenade to the linear path.	1.7, 5.6-5.8
Transportation Review Meeting	5/24/2021	Bike & Pedestrian Paths	Can a building entry be provided at the north side of building 3 to provide access from the public sidewalk and norther lots?	Each proposed research building has a two-sided lobby with entrances on both the north and south sides.	1.7, 5.6-5.8
Transportation Review Meeting	5/24/2021	Bike & Pedestrian Paths	Can paths be consolidated at the east end of the promenade - review with the Cambridge Fire Dept.	Design team is proposing a consolidation of bike and pedestrian paths at the east end of the promenade. This will be presented to CDD in a separate meeting. The vehicular circulation at the east end is based on Cambridge FD turning radius study.	1.7, 5.6-5.8
CDD Email from Erik T.	6/8/2021	Bike & Pedestrian Paths	Connectivity would benefit from additional paths. The priorities area 1) A path linking the NW corner of Russell Field to the MBTA headhouse.	One project goal was to create an unbroken natural habitat. Given the new choices of paths the project affords (including a new connection from Harvey street to the headhouse via the path along the service road to the west and south to the headhouse) plus the existing Linear Path – the team has prioritized a continuous natural habitat in this area.	1.7, 5.6-5.8

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: TRANSPORTATION

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Email from Erik T.	6/8/2021	Bike & Pedestrian Paths	Connectivity would benefit from additional paths. The priorities are 2) A path or paths to make a stronger connection between the Linear Path and the east end of the Promenade.	This is a good suggestion and we are working on a new enhanced connection at this location that would link the east promenade to the linear path as well as north to Whittemore Ave. We are studying moving the Bluebike station to this location as this location is convenient to the Harvey St, Whittemore Ave neighborhoods, and the campus promenade. We look forward to sharing this plan with you.	1.7, 5.6-5.8
CDD Email from Erik T.	6/8/2021	Bike & Pedestrian Paths	There should be better pedestrian flow between the neighborhood to the north of the site and the MBTA headhouse.	The project includes two new direct connections providing access to the MBTA headhouse and points south from the Whittemore Ave neighborhood. These connections occur between Kassul Park and Kimball St and between Madison Ave and Harrison Ave. Access is also available along new sidewalks added to the west main campus entrance at Whittemore Ave and Seagrave Ave.	1.7, 5.6-5.8
CDD Email from Erik T.	6/8/2021	Bike & Pedestrian Paths	Additional paths in the natural areas should minimize disruption of natural systems	We are not proposing paths through the 4 acre habitat, instead prioritizing habitat to support various species identified in the habitat assessment. The proposed overlooks will have minimal impact on the ground.	1.7, 5.6-5.8
CDD Email from Adam S.	7/20/2021	Bike & Pedestrian Paths	There should be sidewalks on both sides of the street	The project has created multiple alternate pedestrian pathways through the site that are often parallel or duplicative of sidewalks along the service road. The project has sidewalks along the service drive in most areas. We are working to balanace access with pervious paving and have focused sidewalks to support a lively and engaging environment.	5.7
CDD Email from Adam S.	7/20/2021	Bike & Pedestrian Paths	Crosswalks are missing or do not meet city standard design treatments.	The service drive is not intended as a public street, but as a service corridor through the site. We have included marked crosswalks at pedestrian crossings at the service road. Materials and markings delineate the crosswalks from the service road for pedestrian and vehicle legibility.	5.7
CDD Email from Adam S.	7/20/2021	Bike & Pedestrian Paths	Confirm the dimensions of short-term bike parking area meets zoning dimensions	The project is providing zoning compliant short term bike parking.	5.9C-F

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: TRANSPORTATION

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Email from Adam S.	7/20/2021	Bike & Pedestrian Paths	Will there be bicycle lanes/markngs, signage, etc. on the loop road.	Yes, there are sharrow markings included on the service road, in both directions	NA
CDD Pre-File Meeting 1	12/16/2020	Parking	Can the parking garage grow to accommodate parking relocated from the surface lots north of Whittemore Ave?	Parking garage is working to balance footprint and impact on trees, floodplain and soil disturbance. Footprint was reduced while maintaining total count to minimize impacts. Garage height is limited by zoning height of 55' and therefore cannot grow in height.	1.6-1.7
CDD Pre-File Meeting 3	2/17/2021	Parking	What is the long term plan for the existing lots.	The lots along Whittemore Avenue will continue to be used as accessory surface parking. We have indicated our openness to future evaluation of parking needs in order to consider residential development.	NA
CDD Urban Design Meeting	5/21/2021	Parking	Provide more trees at the Whittemore lots for heat island impacts	IQHQ's proposed plan includes planting new trees in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave. In addition to the proposed tree plantings, our team is also evaluating opportunities to either increase permeability of existing lots and/or increase stormwater detention.	1.7, 5.12d-e
CDD Email from Erik T.	6/8/2021	Parking	The possibility of moving the proposed garage out of the natural area should be investigated: relocating it into the area occupied by the existing parking lots and potentially also the existing loopy driveway.	The proposed garage was located to sit primarily over currently paved areas and impact existing open natural areas as little as possible. Currently, approximately 60% of the garage footprint is over previously developed areas. In addition, the garage was located away from the neighboring residential areas based on Envision Cambridge goals and input from the community. The east surface lot is not a suitable location given the 25' Whittemore setback and the 50' setback at the east and south edges of the site. The remaining developable area is a small wedge shape.	1.5a-b, 1.6-1.9, 1.10a-e

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: TRANSPORTATION

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Pedestrian/Bicycles	Section (2) notes, “There will not be any on-street parking within the Project, where the buildings face public pathways.” Does this mean that there will be no on-street parking on the site at all or only in areas where buildings face public pathways?	The Project does not include any on-street parking within the Project Site.	Section 2.1.2
CDD Urban Design Meeting	5/21/2021	Traffic	Provide visual of the proposed gates at Harvey St, Whittemore Ave and along the service road.	The Article 19 draft submission will include graphics that describe the intent of the gates.	5.1-5.8
CDD Urban Design Meeting	5/21/2021	Traffic	The perimeter driveway around buildings 1, 2,3, 4, and 5 should be narrowed to its minimum	The road width has been designed based on a turning radius study of service vehicles accessing the building loading docks. This analysis does show trucks using the full width (both lanes) of the service drive (not just the travel direction). Also, in meetings with Cambridge Fire Dept, they have required a minimum of a 20' road width.	5.1-5.8, 5.13, 5.14
Transportation Review Meeting	5/24/2021	Traffic	The option of creating a direct connection from the route 2 jug handle’s northern bend to the scheme’s perimeter driveway should be investigated. The grade change does not appear to be insurmountable. This would allow the existing loopy driveway from the jug handle’s southern bend to the existing parking lots to be removed.	It is important to note that the driveway from the Alewife Station Access Road exists today. Also, given the traffic queuing at the Alewife Station Access Road it is probable that the queuing would affect the ability for campus employees/visitors to gain access to and leave the garage without on-site backups. Design team will diagram traffic flow and impacts to share with CDD.	5.1-5.8
Transportation Review Meeting	5/24/2021	Traffic	The possibility of creating a dedicated bus lane on the route 2 jug handle should be investigated: widths, geometry, impacts, drainage, etc.	This analysis has been included in the TIS.	See TIS
CDD Email from Erik T.	6/8/2021	Traffic	The possibility of creating a dedicated bus lane on the route 2 jug handle should be investigated: widths, geometry, impacts, drainage, etc.	This analysis has been included in the TIS.	See TIS

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: TRANSPORTATION

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Email from Erik T.	6/8/2021	Traffic	The option of creating a direct connection from the route 2 jug handle's northern bend to the scheme's perimeter driveway should be investigated. The grade change does not appear to be insurmountable. This would allow the existing loopy driveway from the jug handle's southern bend to the existing parking lots to be removed.	It is important to note that the driveway from the Alewife Station Access Road exists today. Creating a connection at the northern end of the jug handle will require raising the grade at the perimeter driveway to negotiate the grade change. This area along the perimeter driveway is within the flood plain and will require the removal of seven existing trees and significant regrading in other areas of the site to create compensatory flood storage (potentially impacting additional existing trees). Also, given the traffic queuing at the Alewife Station Access Road it is probable that the queuing would affect the ability for campus employees/visitors to gain access to and leave the garage without on-site backups. Design team is diagramming traffic flow and impacts to share with CDD.	See TIS
CDD Email from Erik T.	6/8/2021	Traffic	The perimeter driveway around buildings 1, 2,3, 4, and 5 should be narrowed to its minimum	The current road width was determined based on a truck turn study performed along the perimeter drive, including maneuvering space to access the enclosed loading docks, in conformance with Article 6. The maneuvers utilize the full width of the road. Narrowing the width would have an impact on maneuvers along the length of the perimeter drive and limit the type of truck delivering to the proposed buildings. In addition, Cambridge Fire Dept requires a min 20' roadway width for the service drive.	5.1-5.8, 5.13, 5.14
CDD Email from Erik T.	6/8/2021	Traffic	East of building 5's loading dock, the possibility that the driveway could be less of a vehicular route and more of a pedestrian/bike path (emergency vehicles only) should be investigated.	The service drive east of building 5 does continue east and north to connect to the building 3 loading dock. The road is proposed as a sharrow condition for bicycles and has an adjacent sidewalk for pedestrians. North of the promenade, the service drive is being redesigned to better prioritize bike and pedestrian use.	5.7-5.8
CDD Email from Adam S.	7/20/2021	Traffic	Clarify if loop road is one-way direction or two-way direction for vehicles.	The service road is two-way for vehicles.	NA
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Transportation	The project team has noted that they have not finalized the site plan as it relates to Jerry's Pond. A site plan that includes public access improvements at Jerry's Pond will be available in the future. Will the site	Refer to Figure 1.22.	5.1.9.2, Figure 1.22

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: BUILDING MASSING

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Pre-File Meeting 2	1/6/2021	Building Massing	Consider alignments between the building façade and service road. Can they be more parallel, or a stronger relationship established? Study dimensions between road and building corners of buildings 4 & 5.	The design team is working on a revised design at the corners of Buildings 4 & 5 and will report back to CDD with a revised design.	NA

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: BUILDING MASSING

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Pre-File Meeting 2	1/6/2021	Building Massing	Consider façade design that creates variety that responds to the uniqueness of the site.	Façade variety was added after 1/6 meeting, both in scale, articulation and materiality. Long facades have been broken at the building entrances. Sections of façade on either end of the break are less than 200'.	1.14a-h, 1.15a-p, 1.16a-j
CDD Pre-File Meeting 3	2/17/2021	Building Massing	Break up the long facades	Façade variety was added after 1/6 meeting, both in scale, articulation and materiality. Long facades have been broken at the building entrances. Sections of façade on either end of the break are less than 200'.	1.14a-h, 1.15a-p, 1.16a-j
CDD Pre-File Meeting 3	2/17/2021	Building Massing	Consider a more compact layout of buildings.	Zoning setbacks have been followed as well as minimum separations between buildings in order to provide a compact layout of buildings in the northern portion of the site. The buildings have been located over previously developed areas to minimize impact to trees, floodplain and open space. Zoning height dictates larger footprint/low rise buildings.	1.8, 1.9, 1.10a-e
CDD Pre-File Meeting 3	2/17/2021	Building Massing	Create more transparent ground floors	Ground floors will have transparency to lobbies, amenities, retail and all common/public areas. Tenant areas will have vision glass as well.	1.14a-h, 1.15a-p, 1.16a-j
CDD Pre-File Meeting 3	2/17/2021	Building Massing	Consider shifting the garage to within the complex of buildings and could there be other uses at the ground floor of the garage? Can the lab building be the southern building versus the garage. Consider rotating the garage to create a more compact layout of buildings.	Within the northern portion of the site, there is not adequate planning area to include the garage within the cluster of buildings. We are prioritizing the research buildings within the campus cluster to activate the promenade and foster a rich pedestrian environment. The garage is also being located away from residential areas based on feedback from the community and Envision Cambridge goals, therefore located south of the new proposed buildings. The garage was rotated and the footprint reduced to create a more compact arrangement of buildings based on CDD comments. This is reflected in the overall site plan. The garage has also been located mostly over previously developed area to minimally impact undeveloped areas.	1.6-1.9

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: BUILDING MASSING

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Pre-File Meeting 4	4/12/2021	Building Massing	Can we swap the garage for building 4? Considers the garage blocking a more direct connection to the open space to the south.	The proposed garage was located to sit primarily over currently paved areas and minimally impact existing open natural areas. We are prioritizing the research buildings with the campus cluster to activate the promenade and foster a rich pedestrian environment. The garage is also being located away from residential areas based on feedback from the community and Envision Cambridge goals. The garage was rotated and the footprint reduced to create a more compact arrangement of buildings based on this comment. This is reflected in the overall site plan. The garage was rotated and the footprint reduced to create a more compact arrangement of buildings based on CDD comments.	1.6-1.9
CDD Pre-File Meeting 5	4/28/2021	Building Massing	Concerned with Façade over 200' in length. They require a break with a courtyard. Dimension the length of the buildings.	Façade variety was added after 1/6 meeting, both in scale, articulation and materiality. Long facades have been broken at the building entrances. Sections of façade on either end of the break are less than 200'.	1.14a-h, 1.15a-p, 1.16a-j
CDD Pre-File Meeting 5	4/28/2021	Building Massing	Would like to better understand the relationship between the building facades and the sidewalks/roads. Should they be more orthogonal "like a city block"? How do the corners respond to the adjacent roads?	The design team has revised the massing of buildings 4 and 5 to respond to the street orientation. The new massing better addresses the building façade and street geometry relationship.	1.7-1.9; 1.17e-f
CDD Pre-File Meeting 5	4/28/2021	Building Massing	Concerned with the garage in the middle of the open 2 acre habitat. Can it be screened to blend into the landscape?	Screening has been added to the garage façade to present a more finished façade to the campus. The pattern of the scrim will be chosen to blend with the surrounding trees and natural environment. Together with plantings and trees, the garage will blend more with the landscape.	1.6-1.9, 1.16i
CDD Urban Design Meeting	5/21/2021	Building Massing	Consider a more compact layout of buildings. Can they shift north?	Zoning setbacks have been followed as well as minimum separations between buildings in order to provide a compact layout of buildings in the northern portion of the site. The buildings have been located over previously developed areas to minimize impact to trees, floodplain and open space. Zoning height dictates larger footprint/low rise buildings.	1.8, 1.9, 1.10a-e

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: BUILDING MASSING & SITE

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Urban Design Meeting	5/21/2021	Building Massing	Consider alignments between the building façade and service road. Can they be more parallel, or a stronger relationship established? Study dimensions between road and building corners of buildings 4 & 5.	The design team has revised the massing of buildings 4 and 5 to respond to the street orientation. The new massing better addresses the building façade and street geometry relationship.	1.7-1.9; 1.17e-f
CDD Urban Design Meeting	5/21/2021	Building Massing	Consider other shapes for the bump outs along the promenade - potentially organic shapes and variety of materials.	The materiality of the bumpouts has been varied to create a unique quality to each building. The geometry of the bumpout remains rectalinear given the lab/office program on the interior. The rigor of the column bay spacing and lab planning module is critical to create high performing lab space on the interior.	1.10b-c; 1.16c, e, g
CDD Email from Erik T.	6/8/2021	Building Massing	Please overlay schemes on the “Wetland Delineation Map”	The wetland delineation slide has been included in the Article 19 draft submission as figure 6.3.	6.3
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Program	What is the 2,500/unit requirement listed in the second column for Non-Residential Base? (Jeff: See 17.33.2)	This was in error and has been removed from the Dimensional Form.	Dimensional Form
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Proposed Site and Building Design	Note the approximate percentages of transparent ground floors in section (3)	The ground floor is approximately 38% transparent at all ground floor areas of each new construction building. At the retail area of building 4, the facade is approximately 75% transparent.	Section 2.1.2
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Proposed Site and Building Design	What are some options for the “to be defined” “campus amenities?	The proposed program mix for Buildings 3, 4 and 5 consists of approximately 60-percent lab and 40-percent office in addition to campus amenities (to be defined), including pedestrian plaza, outdoor seating areas, space for food trucks, temporary performance platform and other such programming and design features and retail space for two distinct concepts.	1.3.1
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Proposed Site and Building Design	Although the renovation of Buildings 1 and 2 do not trigger Section 22.35 Green Roofs Requirement, consider options for green roofs, solar roofs, and/or biosolar roofs. (Jeff: At the very least, should be a high-SRI/white roof covering)	The project is evaluating options for roofs at Buildings 1 and 2.	1.3.1
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Proposed Site and Building Design	There should be a breakdown of the site development that summarizes the dimensional characteristics of each building on the site. Is there any plan for future subdivision?	Figure 1.9 includes dimensional characteristics of each building. Reference Chapter 1 project description.	1.3.1, Figure 1.9

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: SITE

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
7/15/21 Meeting with CDD	7/15/2021	Proposed Site and Building Design	Request to include the parkway overlay boundary on proposed subdivision and site plans.	A 25' setback line along Alewife Parkway consistent with 20.64.1 has been included.	Figure 1.8
CDD Pre-File Meeting 2	1/6/2021	Residential or Mixed-Use	Why no residential or mixed-use uses on the project? Why do you call the central zone the town center? It really isn't a town center, consider renaming.	The lots north of Whittemore are important for maintaining accessory parking count and minimizing the garage size and footprint within the development. Over time and as demand decreases, these lots could be transitioned to another use.	NA
CDD Pre-File Meeting 3	2/17/2021	Residential or Mixed-Use	Why not a residential use on the site? Does the AUL prohibit residential development? (YES)	The lots north of Whittemore are important for maintaining accessory parking count and minimizing the garage size and footprint within the development. Over time and as demand decreases, these lots could be transitioned to another use.	NA
CDD Pre-File Meeting 4	4/12/2021	Residential or Mixed-Use	Residential on lots north of Whittemore?	The lots north of Whittemore are important for maintaining accessory parking count and minimizing the garage size and footprint within the development. Over time and as demand decreases, these lots could be transitioned to another use.	1.7
CDD Pre-File Meeting 3	2/17/2021	Retail	Don't oversell retail on the site, we don't want to impact other retail in the area. What other kind of uses beyond retail could benefit the community.	IQHQ has evolved our plan to include 3,500 SF of retail space at the ground floor of Building 4 and dedicated bike repair station in the garage in response to community requests.	NA
CDD Pre-File Meeting 4	4/12/2021	Retail	When locating/planning retail, consider where people are coming from and their destination	IQHQ has evolved our plan to include 3,500 SF of retail space at the ground floor of Building 4 and dedicated bike repair station in the garage in response to community requests.	1.11e
CDD Pre-File Meeting 5	4/28/2021	Retail	Does the retail share a kitchen with the food amenity? Food trucks are interesting proposal. Interested in the wayfinding to the retail establishment	As we develop the program for the retail food and beverage and the adjacent café amenity, we will look at the possibility of a shared kitchen that could support both. This could be an efficient way to organize back of house areas to maximize seating for the public retail venue. Food trucks are proposed as part of the central plaza and wayfinding will be an important part of the project. Retail wayfinding will be important to link the various neighborhoods to the public benefit areas including the retail.	1.11e

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: SITE

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Pre-File Meeting 1	12/16/2020	Central Plaza	Looks like there is a lot of hardscape paving in the central town square, can more vegetation be added?	Additional trees have been added within the central plaza after the first two CDD meetings. The central plaza has been sized to provide the scale appropriate for this campus and for the program of activities proposed.	1.17b
CDD Pre-File Meeting 2	1/6/2021	Central Plaza	Need additional green/plantings in the central plaza.	Additional trees have been added within the central plaza after the first two CDD meetings. The central plaza has been sized to provide the scale appropriate for this campus and for the program of activities proposed.	1.17b
CDD Pre-File Meeting 3	2/17/2021	Central Plaza	Strengthen the sense of arrival by creating a more distinct and significant space in the center.	Additional trees have been added within the central plaza after the first two CDD meetings. The central plaza has been sized to provide the scale appropriate for this campus and for the program of activities proposed.	1.17b
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Tree Protection	Tree protection plan: Provide text explaining the reasons for the tree removals in the “natural habitat” area. Add a drawing showing the locations of new trees to be planted.	Tree removal in this area is necessary to construction the floodplain compensatory storage area.	Figure 2.2
CDD Email from Erik T.	6/8/2021	Flood Management	Changes to topography need to provide compensatory stormwater storage	This is being provided as part of the project scope. The project proposes a great improvement to flood water management by way of underground detention tanks and regrading the site to better direct and store water. Proposed plan will result in an increase of floodplain storage sitewide.	NA
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Green Roofs	Figure 1.12 Green Roofs & Biosolar should include roof area calculation for individual buildings to show Green Roof compliance.	Updated figures include a matrix of required green roof SF per new construction building.	Section 1.12
CDD Pre-File Meeting 2	1/6/2021	Harvey Street	Why does Harvey Street shift within the site, can it remain parallel to the existing street?	Buildings have all been located with the upland areas of the site to minimize floodplain impact. They have also been located over previously developed areas. The setbacks, planning depths and separations required between buildings has guided the location of the service road and it's connection to Harvey St. Given it is emergency only and primarily bike/pedestrian, the alignment is less critical for traffic flow.	1.7

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: SITE

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
Transportation Review Meeting	5/24/2021	Jerry's Pond	Review the level of lighting at paths. Balance between safety and habitat disturbance.	The lighting will be reviewed for safety and habitat impact with the design team, city of Cambridge and community groups.	1.22
Transportation Review Meeting	5/24/2021	Jerry's Pond	The City (CS) would not recommend a pavement treatment change at the signalized intersection, but better lighting should be included.	Design team to review the proposed crosswalk improvements and adjust accordingly. The community has suggested a paving change for added safety.	1.22
CDD Pre-File Meeting 2	1/6/2021	Landscape Design	Provide more fine tuning of the landscape design, for example provide trees along Whittemore.	Additional landscape design elements and details have been included in the graphic portion of the Article 19 draft submission. Tress have been added to the parking lots north of Whittemore.	1.17a-k
CDD Pre-File Meeting 4	4/12/2021	Landscape Design	Create an intentional connection from the east end of the promenade to the linear path. Do we need the west end of the promenade to extend to the entry road?	Based on this comment, the design team has developed a more cohesive connection at the east end of the promenade to the linear path, Whittemore Ave and the parking area to the east. The new design prioritizes bikes at the service road, creates a plaza to include the bluebike station, and more clear connection to the linear path that is 12' wide. The team will share the updated development. The west end of the promenade does need to extend to the entry road to allow for loading to existing buildings 1 & 2.	1.17a-k
CDD Pre-File Meeting 5	4/28/2021	Landscape Design	Design bioswales to look natural, not too engineered in terms of grading or shape. Could we use grass paving. We are doing well addressing the issues.	Landscape grading and plantings have been designed and selected to provide a natural look.	1.17a-k
CDD Urban Design Meeting	5/21/2021	Landscape Design	Shelter site equipment as possible on the site.	Most of the site equipment will be located indoor at the ground level of the building or at the enclosed mechanical penthouse. Rooftop equipment not enclosed will be screened from view. The transformers associated with the garage will be screened with architectural elements and/or landscape elements.	1.17a-k

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: SITE

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Email from Adam S.	7/20/2021	Landscape Design	Consider adding street trees along the loop road sidewalk (it may require some widening of the sidewalk but street trees would provide shade for pedestrians and a buffer between vehicles' driving on the loop road.)	There are trees planned along the service road as included in the planting plans. The trees are located next to the sidewalk (opposite side as the street). This will provide a much more supportive environment for the trees that including between the widewalk and street.	1.17D-G
CDD Pre-File Meeting 2	1/6/2021	MBTA Headhouse	Can the path from the headhouse to the campus connect at the east side of the MBTA plaza instead of the existing connection on the north side?	Based on existing trees and grading for surface water movement, the project is maintaining the northern path, however widening it considerable to 12'. Also the project will be greatly improving the MBTA headhouse and plaza (new paving, new entry doors, painting, planters/lighting, seating).	1.22, 1.23, 5.6-5.8
CDD Pre-File Meeting 4	4/12/2021	MBTA Headhouse	Can the path from the headhouse to the campus connect at the east side of the MBTA plaza instead of the existing connection on the north side?	Based on existing trees and grading for surface water movement, the project is maintaining the northern path, however widening it considerable to 12'. Also the project will be greatly improving the MBTA headhouse and plaza (new paving, new entry doors, painting, planters/lighting, seating).	1.22, 1.23, 5.6-5.8
Transportation Review Meeting	5/24/2021	MBTA Headhouse	Provide a connection to the east side of the headhouse plaza as noted prior.	Based on existing trees and grading for surface water movement, the project is maintaining the northern path, however widening it considerable to 12'. Also the project will be greatly improving the MBTA headhouse and plaza (new paving, new entry doors, painting, planters/lighting, seating).	1.23
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Minimum Yard Requirements	Does the renovation of the existing buildings trigger Section 17.33.4 Minimum Yard Requirements?	The Project is making conforming renovations to a pre-existing nonconforming structure. This is permitted pursuant to Section 8.22.1. of the Cambridge Zoning Ordinance.	Dimensional Form
CDD Pre-File Meeting 2	1/6/2021	Noise/Acoustic	Understand the noise potential of the new buildings, given it is a residential neighborhood directly adjacent.	All exterior equipment will be analyzed and fitted with appropriate acoustic dampening to satisfy the Cambridge noise ordinance.	NA
CDD Pre-File Meeting 1	12/16/2020	Open Space	How can the interior open space of the project be designed to be welcoming and a benefit to the community?	The project is creating a natural habitat within the 4 acre open space area east and south of the garage. This area will include diverse/native plantings to support pollinators and other species. It will also include overlooks with seating for community enjoyment.	1.17a-k, 1.18

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: SITE

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Pre-File Meeting 2	1/6/2021	Open Space	For the areas east of the garage, what is the habitat in this area? What is the community resource that exists?	At the request of the community, a licensed habitat consultant was hired by IQHQ to assess the existing habitat conditions. Their scope was inclusive to evaluating and responding to the proposed development site and Jerry's Pond plan. The habitat consultant conducted a thorough assessment of the site and reported the findings at the May 7th ASG meeting along with the ASG habitat consultant, Matt Schweisberg. The recommendations provided by the consultant were consistent with providing a contiguous footprint for habitat, maintaining public access on boardwalks to allow for habitat to flourish underneath, and use of fencing to protect the habitat. Our plan includes an extensive revitalization of 4 acres of natural habitat space on site.	1.17a-k, 1.18
CDD Pre-File Meeting 3	2/17/2021	Open Space	Consider treating open space as an amenity/habitat. Open space is what connects the site together, how to address?	The project is creating a natural habitat within the 4 acre open space area east and south of the garage. This area will include diverse/native plantings to support pollinators and other species. It will also include overlooks with seating for community enjoyment.	1.17a-k, 1.18
CDD Pre-File Meeting 4	4/12/2021	Open Space	Consider open space as a use on the site.	The project is creating a natural habitat within the 4 acre open space area east and south of the garage. This area will include diverse/native plantings to support pollinators and other species. It will also include overlooks with seating for community enjoyment.	1.17a-k, 1.18
CDD Pre-File Meeting 2	1/6/2021	Site Diagrams	Add pedestrian building entrances to the connection diagrams	These entrances have been added to the building diagrams and shown in the figures included in Article 19 draft submission.	1.6-1.9
DPW Meeting	7/14/2021	Stormwater	Request to include 1-2 flow meters in Whittemore Avenue.	The project will include flow meters are requested.	NA
DPW Meeting	7/14/2021	Stormwater	Preliminary information was shared regarding increase in 100-year flood plain from 22.8 to 23.35 CCB.	The project has modified the design to reflect the elevation increase to align with the forthcoming flood data.	NA
DPW Meeting	7/14/2021	Stormwater	Tree removal special permit will be required.	The project intents to follow protocol as required regarding tree work.	NA
DPW Meeting	7/14/2021	Stormwater	Site stormwater management plan to include phosphorus removal.	The project will include information regarding phosphorus removal.	NA

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: SITE & SUSTAINABILITY

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
DPW Meeting	7/14/2021	Stormwater	DPW to continue to evaluate site stormwater management plan and report back to project team.	Noted.	NA
CDD Pre-File Meeting 1	12/16/2020	Sustainability	Consider improvements to the roofs of the two existing buildings to reduce urban heat island effect.	The project is contemplating adding green roofs to the existing buildings.	NA
CDD Pre-File Meeting 1	12/16/2020	Sustainability	Consider shading of the existing parking lots north of Whittemore Ave either through the addition of trees or structured PV array.	IQHQ's proposed plan includes planting new trees in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave. In addition to the proposed tree plantings, our team is also evaluating opportunities to either increase permeability of existing lots and/or increase stormwater detention. Structured PV array was added to the surface lot east of Building 3.	1.7, 5.12d-e
CDD Pre-File Meeting 2	1/6/2021	Sustainability	Consider heat island effect of existing buildings.	The project is contemplating adding green roofs to the existing buildings.	NA
CDD Pre-File Meeting 2	1/6/2021	Sustainability	Consider ways to mitigate heat island effect at Whittemore lots - PV canopy perhaps?	IQHQ's proposed plan includes planting new trees in the surface parking lots north of Whittemore Avenue. These trees will be located along the northern edge of Whittemore Ave, Kimball Street and Harrison Ave. In addition to the proposed tree plantings, our team is also evaluating opportunities to either increase permeability of existing lots and/or increase stormwater detention.	1.7, 5.12d-e
CDD Article 22 Meeting	4/2/2021	Sustainability	Consider greywater/blackwater reuse system for the project.	The project is studying strategies to save on site water use and is analyzing a greywater system for flushing toilets. The project will also be harvesting rainwater for irrigation use within the site.	NA
CDD Article 22 Meeting	4/2/2021	Sustainability	Challenge the team to increase energy efficiency to gain additional points for the optimized energy performance LEED credit	The team is studying ways to improve through the energy model process and will report back with updated results.	NA
CDD Article 22 Meeting	4/2/2021	Sustainability	Analyze embodied carbon	The project is performing an LCA.	NA

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: GENERAL

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Email from Adam S.	7/20/2021	Sustainability	What is the purpose of the fence between the back of sidewalk and green space on the loop road, which will affect the pedestrians experience and perceptions walking along the sidewalk.	The fence is set back from the edge of the sidewalk with plantings surrounding it. It is a low wood fence that won't block views. It has been included to discourate pedestrians and bikes from walking into the four acre natural habitat.	1.16J
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Tree Removal	The text states that trees will be removed only within the footprints of new buildings, parking garage, road, and the compensatory flood storage areas. Please indicate the location of the latter and correlate it with the tree removals plan.	The Tree Protection Plan shows locations of proposed buildings, roadways, sidewalks, etc. The remainder of tree removals is associated with the construction of the natural habitat area and compensatory flood storage.	2.1.3.8
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Tree Removal	Please address tree removals and plantings.	Tree removals are due to a variety of reasons, as follows: dead trees, trees conflicting with new buildings and associated access sidewalks and roads, and trees impacted by the construction of floodplain compensatory storage. In addition, the logistics related to construction under the Asbestos Ordinance present challenges to tree protection.	2.1.7
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Tree Removal/Figures	Please explain the reasons for the tree removals shown on figure 2.2 – Tree Protection Plan	Tree removals are due to a variety of reasons, as follows: dead trees, trees conflicting with new buildings and associated access sidewalks and roads, and trees impacted by the construction of floodplain compensatory storage. In addition, the logistics related to construction under the Asbestos Ordinance present challenges to tree protection.	1.3.3 and Figure 2.2
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Urban Design	Where does the 50’ side yard setback requirement come from?	Correct, the 50' setback is included in paragraph 17.33.4 paragraph 2 for areas of the property that abut open spaces.	Dimensional Form
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Urban Design	The project references “the FEMA’s 2070 projected floodplain levels” but should reference City of Cambridge 2070 projected flood elevations. Note that FEMA does not project future flooding and is instead based on past flood events. With the exception of the Flood Plain Overlay District, the City uses the Cambridge FloodViewer to determine flood resilience.	Reference will be updated for the Article 19 draft submission	2.1

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: URBAN DESIGN

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Urban Design	How will the design address light trespass from building interiors?	The building interior spaces will be outfitted with occupancy sensors such that tenant lighting will turn off once occupants have left for the day.	N/A
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Urban Design	Describe the design intentions for the facades facing Whittemore Ave. How will they contribute to the pedestrian experience along the street and relate to the neighborhood to the north?	The north face of building 3 is set back from Whittemore according to the zoning setback of 25'. The allows for green space, vegetation and tree plantings along Whittemore Ave. This green space will provide an appropriate buffer from the residential neighborhood to the north as well as provide a pleasant pedestrian experience along the adjacent sidewalk. The facade design of building 3 has been organized to break the building down into four parts in order to better scale the commercial building with the neighboring houses. The materiality changes between these sections of the buildings to reinforce these parts. The two-story punched window areas of the facade facing Whittemore have been created to scale the facade more closely with the neighboring homes. The punched window aesthetic also mimics the window expression of the neighboring homes. The combination of these elements help provide a facade that best relates to the neighborhood to the north.	N/A
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Urban Design	How will the project's almost 1000' frontage along both sides of Whittemore Ave be improved? – can substantial numbers of curbside street trees be added?	The 25' setback on the north side of Building 3 will include several new trees and ample understory planting. The existing trees on the south side of the street will be retained except those indicated as being in poor condition in the project Tree Inventory. Those trees will be replaced. The existing landscape and trees on the north side of the existing Building 1 will be retained since it is an attractive and healthy landscape. New trees will be added at the existing parking lots on the north side of Whittemore, including along the back of the sidewalk.	N/A

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: GENERAL

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Urban Design	How will a sense of entry be created at the east and west ends of the Promenade and at its connection to Whittemore?	The east end of the Promenade will feature a small plaza with a Blue Bike station and a direct connection to the Alewife Linear Park. This will serve to invite the Whittemore community into and through the site. This plaza will connect to the Promenade via a raised pedestrian crossing and a continuation of the Promenade paving pattern. At the Whittemore entrance a gateway will be created by the 40' wide opening between Buildings 2 & 3. This opening will feature a 20'-wide stairway, an ADA ramp, tree planting, pedestrian lighting, bike racks and benches. At the west end a large raised pedestrian crossing, an allee of trees and the beginning of the Promenade paving pattern will announce the entry to the project.	N/A
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Appendices	The summary of community comments and responses mentions that a full habitat assessment of the site has been completed (page 51). Will it be included in the Article 19 draft submission?	The habitat assessment has been provided as Appendix F.	Appendix F
CDD Pre-File Meeting 2	1/6/2021	Community Meeting Process	Share the site plan with the neighborhood groups to get input.	We have shared the site plan at multiple community meetings throughout the winter and spring of 2021. Plans have also been posted to our community website, www.IQHQcommunityprocess.com.	NA
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Community Outreach	Community Outreach report should refer to Appendix D in Section 1.6 Agency and Community Outreach.	A reference to Appendix D has been added.	Appendix D
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Conservation	Since the project is submitting NOI to Conservation Commission, clarify whether it is subject to Section 20.70 (ARTICLE 20.000 - OVERLAY DISTRICTS | Zoning Ordinance | Cambridge, MA | Municode Library).	This has been addressed in Section 1.5	Section 1.5
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Existing or Anticipated Development	The end of this section appears to have a typo when referring to historic districts in Cambridge	This typo has been addressed.	Section 2.1.1
CDD Pre-File Meeting 1	12/16/2020	Exterior Finishes	The urban design group will want to review the building exterior finishes, glass type, and overall system performance.	We will review at the appropriate time. Finish palette approach will be included in the Article 19 Draft Submission.	1.14a-h, 1.15a-p, 1.16a-j

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: GENERAL

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
7/15/21 Meeting with CDD	7/15/2021	Figures	Request for all graphic documents in filing be organized by building to assist with building permit process	Article 19 submission elevations and plans have been organized by building per CDD request.	1.11a-h; 1.15a-p
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - all	Indicate north arrows and graphic scales throughout	Figures have been checked for north arrows and scales throughout.	All figures
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - general	Will the draft Article 19 submission include chapters 3 and 4 in addition to chapters 1, 2, 5, and 6?	There are no supporting graphics for Chapter 3 - Criteria for Issuance of Special Permits or Chapter 4 - Sustainable Design and Development.	NA
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - general	Discuss the Natural Habitat area: existing condition and value, succession, species, goals, proposed changes, etc.	The Project Site does not fall within any mapped rare species habitat (Priority or Estimated Habitat) according to the current Massachusetts Natural Heritage Atlas. A full habitat assessment was conducted on site. The report has been added to the appendix.	Figures - general, Appendix F
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - general	Please include the wetlands plan showing setbacks that was provided in the earlier packages.	This plan has been included.	Figure 6.3
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Indicate the property boundary. Is it the same as the Development area?	Property boundary has been included. It is not the same as the development area, although it does share the perimeter boundary to the north.	Figure 1.2
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	What does the outer red dashed line indicate (the line around the northern portion of the site) Is it the development area (dashed black on the key)? Should the area north and west of the T headhouse also be labeled natural habitat?	The key has been updated to reflect both development area and property line. Parking lots north of whittemore have been noted as within the development area.	Figure 1.6
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Show any site located mechanical or electrical equipment	The garage transformer and switchgear has been labeled in this figure. This is the only site mech/elec equipment.	Figure 1.7
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Please show 100’ setback buffer from public parks, recreation areas, structures containing a residential use, and residential or open space zoning district lines per Section 17.33.4 (3) of the Zoning Ordinance. Add the vehicular and pedestrian entrances to the garage	Side setback included on figure 1.8 according to 17.33.4 for buildings within 100' of a residential structure. 100' setback is not the requirement. the side setback requirement is H+L/7.	Figure 1.8

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: GENERAL

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Provide curb to curb widths of vehicular roadways.	Curb to curb widths have been added.	Figure 1.9
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Will the penthouse enclosure interfere with the Biosolar roof?	The penthouse enclosure is lower in elevation than the biosolar array and will have no impact on the PV panel performance.	Figure 1.11D
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Add a line to indicate existing grade. Show the biosolar roof system.	Existing grade has been added to sections in figures 1.13a-c	Figure 1.13a-c
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	What material is the vertically grained penthouse enclosures? Distinguish spandrel glass from vision glass. Give the height to the tops of the penthouses. What joint system will be used for the metal panels? Depict the garage's elevations. Show the locations of any gas meters that require direct exterior access.	Enlarged elevations will be updated to include reference to the penthouse roof material as well as the vision/spandrel glass	Figures 1.15
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Do sun angle diagrams address shading of the south facing glazing?	The sun angle diagrams illustrate net new shadows created by the new construction buildings as compared to existing structures. The south facing glazing of new construction buildings do not have integrating shading.	Figure 1.15c, e, and h
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Depict the garage.	The garage was included in renderings 1.16H and 1.16I. An additional view will be added to depict the garage more completely.	Figure 1.16
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Figures - Project Description	Provide proposed topographic contours throughout the site. What level will the Pedestrian corridor be? What changes are proposed in the "natural habitat" area? How will stormwater be accommodated?	The proposed topograhy is included in Figure 1.17.	Figure 1.17
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	General	The Planning Board Chair identifies as a woman. It would be more appropriate to address her as "Chair" than "Chairman."	The cover letter has been corrected.	Cover Letter

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: GENERAL & ZONING

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	General	All cells should be filled in. Use “N/A” if not applicable and “0” if nothing is provided	The Dimensional Form has been corrected.	Dimensional Form
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	General	Remove $150 fee for “Other Special Permit” from total fee calculation.	The fee schedule has been corrected.	Fee Schedule
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	General	What is the date that the Tree Study was submitted to DPW and the City Arborist?	The Tree Study provided in Appendix C was submitted to City Arborist on June 24, 2021.	Supplemental Special Permit Introduction
7/15/21 Meeting with CDD	7/15/2021	General / Zoning	Written description of subdivision and plan to be included in final A19 submission.	A description of the subdivision has been included in the Project Description.	Figure 1.25
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Schedule and Phasing	Provide more specific details on the phasing of building construction and site improvements, including the timing and scope of work for Commitment Areas.	The total construction timeframe for the Project is three (3) years. The renovation of Building 1, demolition of the existing buildings, renovation of and addition to Building 2, and construction of Building 3, Building 4, Building 5 and the parking garage may be developed together with or independently of one another and in differing sequences. Refer to Section 1.4 regarding timing of work in Committment Areas. Refer to Figure 1.24.	Section 1.3.2, Figure 1.24
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Zoning	Section 1.5 Zoning Compliance should include a section for Green Roofs compliance (Ordinance No. 2020-25 | Zoning Ordinance | Cambridge, MA | Municode Library). Also see GREEN ROOFS Information in comment email. Narrative should clearly refer to green roof figures.	Section 1.5 has been updated.	Section 1.5
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Zoning	Section 1.5 Zoning Compliance should include a section for Parkway Overlay District compliance (20.60 - PARKWAY OVERLAY DISTRICT | Zoning Ordinance | Cambridge, MA | Municode Library).	Section 1.5 has been updated.	Section 1.5
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Zoning	The project is also seeking a Special Permit under Section 20.70 of the Zoning Ordinance	The Cover Sheet has been corrected.	Cover Sheet

COMMUNITY COMMENTS & RESPONSE:
CDD COMMENT: ZONING

MEETING / SUBMISSION TYPE	DATE	CATEGORY	QUESTION	RESPONSE	ARTICLE 19 REFERENCE
CDD Progress Comments Issued to IQHQ on 7/13/2021	7/13/2021	Zoning	Include Overlay Districts also in Zoning District. - Swaathi requested to include language on the 2070 overlay and permitting / zoning compliance in the narrative at 7/15 CDD meeting	The Cover Sheet has been updated.	Cover Sheet
ASG Request	7/15/2021	Community Benefit Narrative	Include narrative stating neighborhood use of parking lots, garage and EV stations	See commitment matrix for neighborhood parking use.	NA