



OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

February 28, 1994

Mr. Robert W. Healy
Cambridge City Manager
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Bob:

We are pleased to report that the site analysis for the neighborhood park at 82 Pacific Street in Cambridgeport has been completed and that site preparation is scheduled to begin in late March or early April. According to our best projections, site preparation should be complete by late June or early July.

As you will recall, the 1992 Cambridgeport zoning ordinance outlined the terms of MIT's donation of 59,000 square feet of its property to be used for public open space purposes in exchange for the transfer and future use of the development rights associated with the parcel.

In accordance with the agreement with our Cambridgeport neighbors and the City of Cambridge, McPhail Associates, a Cambridge environmental engineering firm, has, at the request of MIT, analyzed the soil on the site and proposed a comprehensive method of site preparation. We have reviewed this plan with you and the responsible city department representatives as well as with neighborhood representatives of Cambridgeport, who have approved the preparation program in principle. This approximately \$700,000 program will result in a clean site suitable for use as a neighborhood park, as determined by the city and the neighborhood residents.

Last year, MIT had proposed a program that was to keep the current pavement on the lot in place as a cap, with an additional layer of top soil. While we were advised that the proposal complied with state standards, we were told by Cambridge department representatives that this plan was not congruent with city-wide park standards and proposed design specifications. We then worked with McPhail Associates to reformulate the plan to accommodate the city requirements.

The new version will now accommodate the planting of grass, trees, shrubs, and vegetable gardens; and the installation of site improvements such as light poles, goal posts, playground equipment, and a sprinkler system. McPhail Associates has determined that the plan will achieve the legally required level of no significant risk to human health and welfare or to the environment, as required by the provisions the Massachusetts Contingency Plan (MCP) promulgated by the Massachusetts Department of Environmental Protection. This determination is based upon the results of extensive subsurface investigation and chemical testing of the soil and ground water at the site.

In brief, the current lot preparation procedure will consist of removing the existing asphalt pavement which currently covers the site, excavating the existing fill material to a depth of 3 feet below ground surface, to be replaced with 4 feet of "clean" fill material starting with a 6-inch thickness of compacted crusher-run and finishing with an additional level of topsoil. As the grading will be raised by 1 foot, a traditional design for parks throughout the city, a concrete curb may be installed around the perimeter of the site, or the soil may be bermed along the perimeter. Details such as this and the thickness of the level of topsoil will be resolved with the city landscape architect.

We are thankful to your staff for their technical review and support, and to the Cambridgeport residents with whom we have spoken. We share the goal of all concerned that this project be completed as expeditiously as possible, and we will do our best to see that this happens.

We hope this information is helpful to you and to the City Council.

Sincerely,



Sarah E. Gallop



Ronald P. Suduiko

CC: Cambridgeport Neighbors

Jonathan Austin
Kate Byrne
Bill Cavellini
Peggy Lynch
Geneva Malenfant

Jan Puibello
Laura Sheffield
Fran Wirta
Nancy Woods



CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

March 7, 1994

To The Honorable, The City Council:

Please find attached for your information a status report relative to the Cambridgeport open space at 82 Pacific Street, received from M.I.T.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
attachment

Consent Agenda #2

S-91

Transmitting communication from R.W. Healy
relative to a status report received from
MIT re: the site analysis for the
neighborhood park in Cambridgeport.

In City Council March 7, 1994

Placed on file.