



# Stroll through natural beauty of Fresh Pond

(Continued from page 1)  
people would pay well for ice in their lemonade.

**Fresh Pond Hotel**  
There was also a hotel at Fresh Pond. A stone wall from this hotel overlooks Fresh Pond today at Kingsley Park. The Fresh Pond Hotel had several out-buildings, a boat house and dock, and a beautiful dining room with hand-painted china depicting the Hotel and surrounding park. Before the building was moved in 1891, it must have been a wonderful place to visit in the summer, despite the industries on the other side. Imagine a carriage ride down streets lined with tall elms to the wilds of Fresh Pond in the years before the Civil War. If you chose instead to ride the railroad train to the Fresh Pond Station, you might have stopped to pick raspberries by the train tracks. Once at the hotel, you would have time for a rowboat ride before dinner. Perhaps you would watch the sun set over the pond as you ate in the dining room. At dusk, you would hear veeries and night hawks, and as you fell asleep, you might have heard an owl.

Although the hotel and boathouse are gone, so is the pollution from the slaughterhouse and the ice businesses, and Fresh Pond is still a wonderful place to visit. Veeries and night hawks still cry at dusk, turtles bask in the sun, blackberries too numerous for the birds glisten in the August heat. Many Cambridge residents enjoy strolling or running around Fresh Pond; here is some of the wildlife that a curious runner or stroller might find in the summer.

When the borders of the pond were rationalized, two small inlets were separated from the larger body of water. One of these, Black Pond (or Black's Nook) became a dumping ground for brush and other types of solid trash. The Cambridge Garden Club cleaned it up in the 1960's and planted over 100 trees and shrubs. Water plants growing here include beautiful yellow iris rimming the edge of the pond. This plant was introduced by colonists, who used the roots of the plant to make ink. Blue flag, another type of wild iris, grows in the pond nearest the golf course. This pond also has lily pads with bright yellow,

dubious flowers growing on stalks — bull's head lily. As the summer deepens, Black Pond becomes thick with vegetation. Some of it is algae (and looks like seaweed or fish-tank plants). Two other interesting water plants are swamp smartweed and water chestnuts. Smartweed has heads of tiny pink flowers rising above the water. Water chestnut floats on the surface, its leaves growing in a pattern that looks like a rose window in a cathedral. If you pick up one of these plants, you will see whitish nodes on the roots of the plant — from which water chestnuts can be cut. I wouldn't eat them, though, because the water they grow in (Black Pond, not Fresh Pond) may be unsafe. Cattails and sparrowmint also grow in these ponds.

**Summer plants**  
There are hundreds of types of wild plants growing on the land surrounding Fresh Pond in the summer. Some are familiar meadow wildflowers such as daisies, Queen Anne's lace, buttercups, wild roses and red clover. Others are more unusual. Late May brings Canada mayflower (wild lily-of-the-valley) to the white pine grove near Huron Avenue. There you can also find garden variety lily-of-the-valley and Indian pipe (corpse plant), a non-green flowering plant which doesn't make its own food, but gets nourishment from soil fungus. Here and in other wooded areas, beautifully colored and oddly shaped mushrooms grow. By summer, few plants with flowers can be found in the woods, since the forest canopy cuts out so much light that there is not enough sunlight to allow plants to set aside energy for flower-and-seed-making.

In the open areas, flowers thrive, including some notorious garden pests. Common plantain, for instance, grows wherever there is a lawn. A close look with a hand lens at the tiny white plantain blossoms reveals miniature orchid-shaped flowers of surprising delicacy. Ground ivy, which competes with plantain for the privilege of ruining suburban lawns, shows small, violet trumpet-shaped blooms.

Along the runners' path grow cow vetch, tansy, yarrow, and bull thistle. Tansy has flat heads of deep yellow,

button-like flowers; yarrow is white, flowering in loose heads. Both have deeply cut, feathery leaves that smell wonderful when rubbed between the fingers.

Many of the plants at Fresh Pond are edible. However, there are two things to consider when gathering wild food in an urban area. First is that the water, ground and air in which the plants grow may be contaminated or may have high lead content. The second is that a reliable guide (such as "A Field Guide to Edible Wild Plants," Lee Allen Peterson, Houghton Mifflin) must be used to identify plants you plan to eat. For instance, you may know Queen Anne's lace is a wild carrot; the roots may be eaten like carrots. However, the plant resembles poison hemlock, small amounts of which may cause paralysis and death.

Still, most people recognize blackberries and raspberries, and I have often wondered why so few runners were tempted to stop and gather them. I have made wonderful jam from black raspberries growing at Fresh Pond. I remember when I was growing up, my father and I had the job of picking raspberries from our back yard, and sometimes we persuaded my mother to make us a raspberry pie. She thought the pies were seedy and "too strong." We thought they were ideal, Platonic Forms of raspberiness. I think I'll make one this summer.

I also make jam from strawberries growing at Fresh Pond. These are the largest, sweetest wild strawberries I have ever seen. The fruit hangs in clusters beneath the tall leaves, which are in turn towered over by grasses stitched together with long tendrils of pea-like cow vetch. Picking the berries requires pushing aside all this vegetation. The sight of scarlet strawberries glistening in the sun filtering down through two or three feet of grass and leaves gladdens the heart like new dimes on a sidewalk. These berries are usually perfect, untouched by tooth or beak, and my presence always causes great interest among the birds. It's possible that I'm simply too near their nests, but I like to think that some of them are eager to take a turn hunting

for the berries now that I've exposed them to view.

### Wild Greens

Many kinds of wild greens grow at Fresh Pond. Wild onions (similar to chives or scallions) grow in several locations. An English friend told me that the new leaves of the hawthorne tree — an English import — can be eaten in bread-and-butter sandwiches, and they do taste like home-grown lettuce. Very new milkweed shoots taste like sugar peas when steamed. I have sometimes seen an elderly woman dressed in black gathering young grape leaves. I imagine her making stuffed grape leaves and wonder if they taste like the kind that come in a can.

My favorite wild vegetable is winter-cress. In the spring I pick the new leaves and use them like watercress to make a creamed soup. In early summer the flowers appear, but before they turn yellow, they look like tiny heads of broccoli, about the right size for a mouse. These green flower heads (and young leaves and stems, too) taste wonderful when steamed, salted, and buttered.

The wildlife at Fresh Pond includes many kinds of birds, fish, insects, and even mammals. (I once was taking a group of children on a nature walk, where we encountered a naked man running through the woods, hotly pursued by police.) *Homo sapiens*, amphibians, reptiles, and invertebrates other than insects can also be found.

Many people who frequent Fresh Pond have a favorite Encounter With Wildlife story. One tale told to me recently reminds me of 17-century descriptions of New World fauna. My friend said that, early in the morning, she came across a creature lying on the running path. It looked like an eel, about three feet long and as thick as a man's arm, but it was sort of triangular or ray-shaped. Its eyes were on top of its head, and they looked up at her. My vote goes for Infant Loch Ness Monster.

It is exciting to see wild animals right here in the city. Cambridge is rather densely populated with skunks and raccoons. A friend has seen a skunk at

(Continued on page 9)

**CONNECTED**—Project Connection is a program developed by the city Human Service Department to enrich the lives of Cambridge nursing home residents. The first program completed by Project Connection has been a photography class for residents of the Prospect Street Nursing Home, Vernon Hall, Jane Elizabeth, and Neville Manor, as well as 116 Norfolk St. Congregate Housing. The photo class was created through a grant from the Cambridge Arts Council. In front from the left are Project Director Donna Johnson, Pat Walsh, Amy Treadwell, Iris Pease, Amelia English, Joe Fleming and Mayor Leonard J. Russell. In the second row from the left are Arthur McGuire, Richard Griffen, City Councilor Alice Wolf, Arts Council Board Chair Lester Lee, Jamie Cope, Edna Sullivan. In back from the left are Francis Barton, Noel Pelaez, Assistant City Manager for Human services Hill Herold and Katherine McCarthy. (Photo by MacLone Studio)

## They 'connect' with rest home residents

Project Connection is a series of programs being developed by the Cambridge Department of Human Service Programs to enrich the lives of Cambridge nursing home residents while forming a connection between these residents and the wider community. The program was developed in response to the sense of isolation experienced by nursing home residents and their families.

The first program completed through Project Connection has been a photography class funded by the Cambridge Arts Council, with cameras and film donated by the Polaroid Corporation. Classes were held during trips to Quincy Market, a variety of historic sites, and culminating with a day at Arnold Arboretum. Nursing home residents were carefully selected by Donna Johnson, project manager, and Jamie Cope, the professional photographer, with assistance from nursing home staff members.

Residents of Prospect Street Nursing Home, Vernon Hall, Jane Elizabeth, Neville Manor, and residents of the congregated facility at 116 Norfolk St. participated. The goals of the photography Program were to help participants regain a sense of independence, renew the socialization process and teach a usable skill. To encourage elders to use these new skills, the Department of Human Services offers the opportunity for volunteerism in its Intergenerational Photography Program which combines elders and special needs youngsters in its instruction.

During a recent photography exhibit, held in City Hall chambers, participants were presented with certificates by Mayor Leonard Russell. The public is invited to see the works of the photographers from the Project Connection and Intergenerational Photography Programs at the Main Branch of the Cambridge Public Library during the week of Aug. 10.

## Auxiliary firefighters are needed

The city's Auxiliary Fire Department is looking for a few good men and women.

David B. O'Connor, director of the city's Office of Civil Defense, says that auxiliary fire department needs men and women to serve with the department. Members must be 18 or older and must have a valid Massachusetts driver's license.

The Cambridge Auxiliary Fire Department responds to all multiple alarm fires in the city. Members operate a lighting plant unit and a pumper and will be trained in the use of this equipment. Members usually attend one drill session a week, held on Monday and Wednesday evenings.

Interested persons should apply by calling Lt. Edward Enos at the Cambridge Emergency Management Office, 547-5355, Monday through Thursday from 1 to 5 pm.

### PUBLIC NOTICE CITY OF CAMBRIDGE Wednesday, August 15, 1984 at 7:15 p.m. City Hall Chambers

The Cambridge City Council will hold a public hearing on Wednesday, August 15, 1984, at 7:15 P.M. to consider lease of commercial space in the East Cambridge Parking Garage and hear recommendations from the Advisory Committee on tenant selection.

All interested persons are invited to attend.

By order of His Honor,  
The Mayor  
Paul E. Healy  
City Clerk

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IT'S SMALL WORLD CLOTHING

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Soon at Fine Stores Everywhere

Model: Sandy Moore  
Photographer: Cavulo  
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### STOP SMOKING

WOULD YOU PAY \$45 TO QUIT SMOKING RIGHT NOW?

NATIONAL HYPNOSIS CENTER

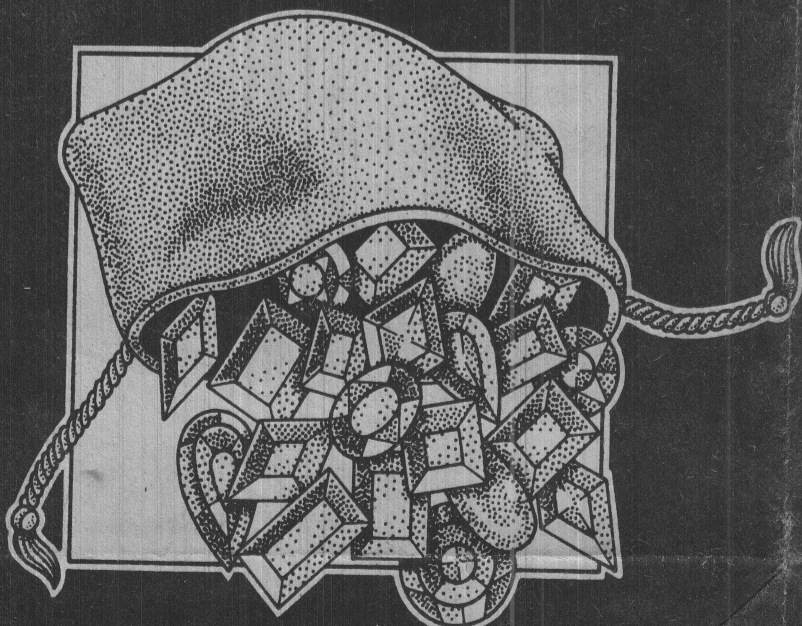
13A Medford St. Arlington Ctr

(OVER THE REGENT THEATRE)

648-0489

By Appointment Only

## YOU'LL DIG IT... GEM & MINERAL SHOW



WEDNESDAY THRU SUNDAY, AUGUST 1-5



THE MALL AT ASSEMBLY SQUARE

Jordan Marsh, K-Mart and over 50 other fine stores, restaurants and services... with more to come! Conveniently located just off Middlesex Avenue at the junction of I-93 & McGrath-O'Brien Highway in Somerville (in the shadow of the blue and yellow water tower). Open daily and Saturday 10 AM to 9:30 PM; Sunday Noon to 6 PM.

### HARDWARE HANDYMAN



Ed Ver Planck

The common troubles on the most used appliances are usually rather simple even though their effects may appear devastating... The dishwasher that won't wash dishes may have nothing more wrong with it than a sticky detergent-cup bearing so that the detergent is not introduced into the wash water... A 10-minute disassembly and cleaning may be all that is needed... Diagnosing the problem is the most difficult part of appliance servicing... A correct diagnosis will save time and much trouble; an incorrect one can stretch the job out interminably with a lot of frustration and despair...

Are you aware of the varied stock available at DICKSON BROS. Hardware? We have tools, paints, accessories, lumber, housewares, appliances and other items. Shades are cut to your measurements. We also have gift items for all types of occasions. Open 8:30 A.M. to 8 P.M., Sat. till 5:30. Tel. 876-6760. Come by soon to DICKSON BROS., TRUE VALUE HARDWARE, 26 Brattle St., Cambridge. Yes, We Deliver.

The POWER behind the power.

## We're talking about people power.

At COM/Electric there are over one thousand people...your friends and neighbors...using their energy to bring you yours.

Whenever you call us, you'll talk with one of our thirty-six Customer Inquiry people. In seconds, your inquiry is keyed through a computer, directly to other people in the department responsible; customer accounts, service, customer relations or wherever the problem can be solved. Your call gets immediate attention, thanks to a very efficient communications system and a lot of conscientious people.

The next time you reach for a light switch, think of the people behind the power. At COM/Electric, people make the difference.

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Commonwealth Electric Company  
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**NCC students place in state games**

Two students from North Cambridge Catholic High School won medals in the Bay State Games recently held at various sites around Boston.

Susan Daley and Rile Rhodes, both about to enter their senior year at NCC, were members of the Metro Scholastic Team.

Susan played on the Metro Volleyball Team, which advanced to the finals before losing to the Northeast region team. Susan received a silver medal for her efforts. Rile won a gold medal as a member of the Metro team that won the scholastic division of the boys' basketball tournament.

**Cable Plus to form advisory panel**

Cable Plus, a Cambridge cable television franchise applicant, has announced that it will hold a public meeting for those interested in becoming involved in the Cable Plus Community Advisory Council.

The Community Advisory Council was established by the Cable Plus board of directors in order to allow residents of Cambridge to become involved in the Cambridge cable television process. Input from citizens is being sought in such areas as programming, community access, installation guidelines, training and local jobs.

For information concerning the date and location of the public meeting, call Cable Plus at 661-7587.

**Grecian festival planned**

Saints Constantine and Helen Greek Orthodox Church will hold its annual Grecian Festival from Aug. 17 to 19 at the church, 14 Magazine St.

Hours for the outdoor festival will be from 11 am to 11 pm.

The festival will feature live Greek music, dancing, food, crafts and more, as well as a drawing for a new car. Proceeds will go to the church building fund.

For further information, call 876-3601.

**Correction**

In last week's "Chronicle," it was reported that William Cavellini of the Simplex Steering Committee and Denise Simmons of the Ward 5 Democratic Committee had accepted invitations to serve on a Simplex advisory committee convened by Forest City Rental Properties. The Simplex Steering Committee and the Ward 5 Democratic Committee, however, have not accepted those invitations and are still discussing the matter. The "Chronicle" regrets the error.

**Witnesses attend conference**

Members of the Cambridge Congregation of Jehovah's Witnesses were among the 8,500 in attendance at the "Kingdom Increase" District Convention held recently at the Springfield Civic Center.

The four-day event was one of 119 scheduled conventions of the Witnesses this summer in the United States having a projected attendance of 1,150,000.

Highpoint of the convention was a key speech—"A Government That Accomplishes What Man Cannot"—delivered by Willis B. Bentley, a Witness circuit overseer in Massachusetts. Pointing to the massive problems that perplex the human family, Bentley said:

Russell W. Robbins, presiding elder of the Cambridge Congregation said the event was spiritually stimulating and that the congregation will benefit as it applies the counsel that was given. In addition, he said, "All in the congregation shared in the success of the event, volunteering their services in various convention departments


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**MORE for your dollar**

**DeMoulas MARKET BASKET**


**Watermelon**  Save \$1.00 **249** each

**Broccoli**  Save 30¢ **69**¢ bch.

**FRESH PASCAL Celery**  Save 30¢ **49**¢ Large Bunch

**Grapes**  \*White Seedless \*Red Seedless \*Blue Exotic **89**¢ lb.

**LARGE Cantaloupes**  West Side Sweet as Sugar (Save 20¢) **69**¢ ea.

**EXTRA LARGE Nectarines**  Save 10¢ **69**¢ lb.

**Blueberries**  Fancy PLUMP **99**¢ Pt.


**LARGE Plums**  \*Queen Anne \*Queen Rosa \*Simca \*Eldorado **79**¢ lb.

**FROZEN FOOD**

**Ice Cream Sandwich**  (Save 40¢) **139** 12 PAK

**"PREMIUM" Ice Cream**  •12 Flavors (Save 30¢) **159** DeMOULAS/MARKET BASKET HALF GAL.

**Lemonade**  Save 50¢ **3** 12 oz. CANS

**VIP CHOPPED Broccoli**  (Save 35¢) **3** 10 oz. PKGS.

**VAN De KAMP Haddock Fillets**  (Save 50¢) **169** 12 oz.

**Fish Sticks**  **1** 13 1/2 oz. PKGS.

**MEAT**

**Chickens**  **49**¢ lb. WHOLE TWIN PAK GOVT. GRADE "A"

**CHICKEN PLUMP MEAT Leg Quarters**  **59**¢ lb.

**CHICKEN NIBBLER'S DELIGHT Chicken Wings**  3 to 5 lbs. **69**¢

**TENDER MOIST WHITE MEAT Chicken Breast**  **119**¢ lb.

**Round Steak**  **249** lb. BONELESS BEEF USDA CHOICE TOP or TIP

**BONELESS BEEF ROUND Cube Steak**  **199** lb.

**Sirloin Strip Steak**  BONELESS LEAN BEEF **379** lb.

**Round Roast**  **179** lb. BONELESS BEEF •TOP or •BOTTOM USDA CHOICE

**BOTTOM ROUND Rump Roast**  **189** lb.

**BEEF ROUND Tip Roast**  **189** lb.

**BONELESS BEEF ROAST Eye Round**  **239** lb.

**Italian Sausages**  DeCosta **149** lb.

**Boneless Pork Chops**  Wilson Recipe Ready **329** lb.

**OSCAR MAYER Franks**  •MEAT •BEEF 1-LB. PKG. **159**

**GEM Our Deli Franks**  1-LB. PKG. **99**¢

**SHORGOOD Chicken Franks**  1-LB. PKG. **69**¢

**WEAVER Party Pack**  •DUTCH FRYE •BATTER DIPPED **229** 28 oz. PKG.

**OUR BEST Beef Patties**  2 LB. BOX **319**

**ARMOUR Daisy Delites**  **159** lb.

**Semi Boneless Ham**  COLONIAL **159** lb.

**Polska Kielbasa**  HILLSHIRE FARMS **199** lb.

**DELICATESSEN**

**GENUINE IMPORTED POLISH Ham**  KRAKUS **189** lb. CHOPPED

**Oscar Mayer Light Ham**  •LOW SALT •LOW FAT **289** lb.

**LAND O LAKES American Cheese**  **199** lb.

**IMPORTED STYLE Mortadella**  **199** lb.

**•SPEARS •WHOLE Claussen Pickles**  QT. JAR **129**

**NATURAL CASING Franks**  •Old Neighborhood •Deuschmacher •Schonland **199** lb.

**KAYEM Skinless Franks**  **169** lb.

**FRESHLY MADE Potato Salad or Cole Slaw**  **69**¢ lb.

**Domestic Feta Cheese**  **189** lb.

**German Bologna**  DEUTSCHMACHER **199** lb.

**BAKERY**

**DOLLY MADISON Zingers**  •CHOCOLATE •RASPBERRY •VARIETY INDIVIDUALLY WRAPPED 10 PAK **89**¢

**FARM VALLEY Bread**  (Save 10¢) 16 oz. LOAF **69**¢

**100% Wheat**  **69**¢


**SEAFOOD**

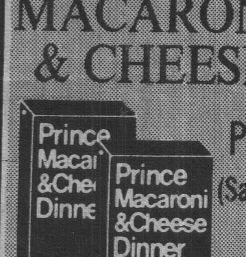
**FRESH FROZEN FANCY Lobster Meat**  **699** 11.3 oz. CAN


**OCEAN FRESH Bay Scallops**  **199** lb.

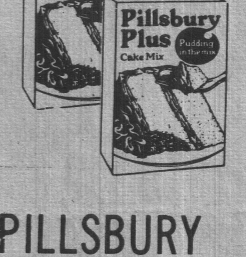
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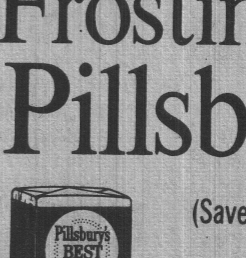
**GROCERY**


**Pork & Beans**  Campbell's (Save 58¢) **4** \$1 16 oz. CANS

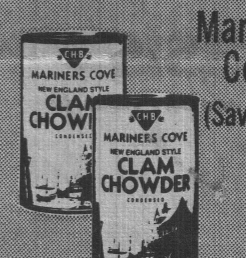
**MACARONI & CHEESE Dinners**  Prince (Save 25¢) **5** \$1 7 1/2 oz. PKGS.

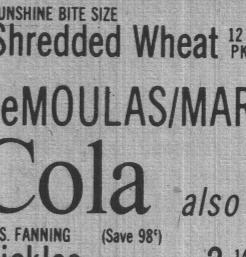
**Cake Mixes**  Pillsbury (Save 20¢) **59**¢ 10 Varieties 18 1/2 oz. PKG.


**PILLSBURY Frosting**  (Save 20%) 11 Varieties **99**¢ 16 oz. PKG.


**Pillsbury Flour**  (Save 40%) **5** \$1 5 LB. BAG


**Clam Chowder**  Mariners Cove (Save 50%) **3** \$1 15 oz. CANS

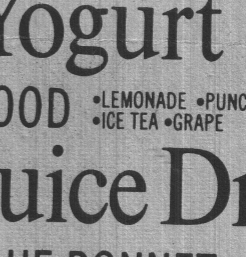
**SUNSHINE BITE SIZE Shredded Wheat**  12 oz. PKG. **99**¢


**DeMOULAS/MARKET BASKET Saltines**  (Save 10¢) **69**¢ 16 oz. PKG.


**DeMOULAS/MARKET BASKET Cola**  also •GINGER ALE •ROOT BEER •ORANGE 2-LITER BTL. **79**¢

**MRS. FANNING Pickles**  (Save 98¢) 2 14 oz. JARS **\$1**

**SEVEN SEAS SALAD DRESSING Viva Italian**  (Save 20¢) **99**¢ 16 oz. BTL.

**DeMOULAS/MARKET BASKET Potato Chips**  7 oz. PKG. **79**¢

**NABISCO Chips Ahoy**  (Save 30%) **189** 19 oz. PKG.

**BATH TISSUES Cottonelle**  6 ROLL PAK **179**


**LAUNDRY DETERGENT Era KING SIZE**  (Save 1.00) 64 oz. CONT. **269**

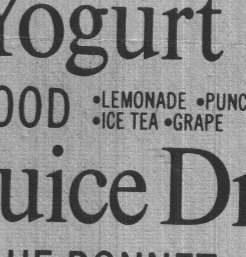
**GIANT SIZE Oxydol**  (Save 40%) 49 oz. BOX **189**


**DeMOULAS/MARKET BASKET Cheese Twists**  8 oz. PKG. **89**¢


**DeMOULAS/MARKET BASKET Trash Bags**  (Save 20¢) 20 CT. **199**

**DAIRY**

**Cottage Cheese**  CABOT VERMONT (Save 20%) •Lite •Regular **79**¢ 16 oz. CONT.

**COLOMBO Yogurt**  (Save 40%) PLAIN NATURAL **99**¢ 32 oz. CONT.

**HOOD Juice Drinks**  •LEMONADE •PUNCH •ICE TEA •GRAPE (Save 38¢) **2** \$1 64 oz. CNTS.

**BLUE BONNET Spread**  (Save 38¢) Margarine **2** \$1 1-LB. BOWLS



# City of Cambridge

Agenda Item #15A

IN CITY COUNCIL

August 15, 1984

COUNCILLOR VELLUCCI

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
- WHEREAS: A request for proposals was issued, proposals received, and a committee formed to advise and recommend on the selection of tenants; and
- WHEREAS: The City Manager has received and accepted that recommendation; now therefore be it
- ORDERED: That the City Council accept the recommendation of the City Manager that Vinnie's Sandwich Shop, containing 1,000 square feet, become a tenant in the East Cambridge Parking Garage; and be it further
- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.

Adopted by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



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*Paul E. Healy*



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A true copy;

ATTEST:-

Agenda #15 A.

# City of Cambridge

MASSACHUSETTS

In City Council August 15 1984

*R. Vellucci*

*Vinnies Job Shop for 1,000 sq. ft @ East Cambridge Garage*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

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*CV  
MS  
7/4*



# City of Cambridge

Agenda Item #15B  
IN CITY COUNCIL

August 15, 1984

COUNCILLOR VELLUCCI

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
- WHEREAS: A request for proposals was issued, proposals received, and a committee formed to advise and recommend on the selection of tenants; and
- WHEREAS: The City Manager has received and accepted that recommendation; now therefore be it
- ORDERED: That the City Council accept the recommendation of the City Manager that the Veterans of Foreign Wars, Post #3273, containing 6,000 square feet, become a tenant in the East Cambridge Parking Garage; and be it further
- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
Adopted by a yea and nay vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



# City of Cambridge

Agenda Item #15B  
IN CITY COUNCIL

August 15, 1984

COUNCILLOR VELLUCCI

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
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- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
Adopted by a yea and nay vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

*Paul E. Healy*



# City of Cambridge

Agenda Item #15B  
IN CITY COUNCIL

August 15, 1984

COUNCILLOR VELLUCCI

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
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- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
Adopted by a yea and nay vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

*Paul E. Healy*



# City of Cambridge

Agenda Item #15B  
IN CITY COUNCIL

August 15, 1984

COUNCILLOR VELLUCCI

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- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
Adopted by a yea and nay vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

*Paul E. Healy*

15B

# City of Cambridge

MASSACHUSETTS

In City Council August 15 1984

*UPW Pond for 6,000 sq. ft. @ East Cambridge Garage*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	/			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

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# City of Cambridge

Agenda Item #15C  
IN CITY COUNCIL  
August 15, 1984

COUNCILLOR GRAHAM

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
- WHEREAS: A request for proposals was issued, proposals received, and a committee formed to advise and recommend on the selection of tenants; and
- WHEREAS: The City Manager has received and accepted that recommendation; now therefore be it
- ORDERED: That the City Council accept the recommendation of the City Manager that The Greenery, containing 3,000 square feet, become a tenant in the East Cambridge Parking Garage; and be it further
- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
Adopted by a yea and nay vote:-  
Yeas 6; Nays 3; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



# City of Cambridge

Agenda Item #15C  
IN CITY COUNCIL  
August 15, 1984

COUNCILLOR GRAHAM

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
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- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
Adopted by a yea and nay vote:-  
Yeas 6; Nays 3; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



# City of Cambridge

Agenda Item #15C  
IN CITY COUNCIL

August 15, 1984

COUNCILLOR GRAHAM

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
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- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
Adopted by a yea and nay vote:-  
Yeas 6; Nays 3; Absent 0.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



# City of Cambridge

Agenda Item #15C  
**IN CITY COUNCIL**  
 August 15, 1984

COUNCILLOR GRAHAM

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
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- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
 Adopted by a yea and nay vote:-  
 Yeas 6; Nays 3; Absent 0.  
 Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



# City of Cambridge

Agenda Item #15C  
 IN CITY COUNCIL  
 August 15, 1984

COUNCILLOR GRAHAM

- WHEREAS: The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and
- WHEREAS: A request for proposals was issued, proposals received, and a committee formed to advise and recommend on the selection of tenants; and
- WHEREAS: The City Manager has received and accepted that recommendation; now therefore be it
- ORDERED: That the City Council accept the recommendation of the City Manager that The Greenery, containing 3,000 square feet, become a tenant in the East Cambridge Parking Garage; and be it further
- ORDERED: That the City Manager be authorized to execute a lease with said establishment.

In City Council August 15, 1984.  
 Adopted by a yea and nay vote:-  
 Yeas 6; Nays 3; Absent 0.  
 Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

# City of Cambridge

15C

MASSACHUSETTS

In City Council

August 15 1984

*C. Graham*

*Greenway for Space @ East-Cambridge Garage*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton		✓		
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	② ✓			① ✓
Ms. Alice K. Wolf	✓			
Mayor Russell		✓		

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+

*C. Duehay  
MS  
RF*



# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

Tel. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

TO: The Honorable, the City Council

FROM: Robert W. Healy, City Manager

SUBJECT: Lease of Commercial Space in the East Cambridge  
Parking Garage

In accordance with City Council Order #10 of May 7, 1984, a process has been undertaken to select tenants for lease of commercial space on the ground floor of the East Cambridge Parking Garage. A Request for Proposals was issued, proposals received and an advisory committee formed to review and evaluate proposals. The Advisory Committee on Selection of Tenants for the East Cambridge Parking Garage (see attached list) has unanimously recommended that the following businesses or groups be designated as tenants for the commercial space in the garage:

Vinnie's Delicatessen  
The Veterans of Foreign Wars, Post #3273  
The Greenery

I recommend that City Council accept the recommendation of the Advisory Committee in its selection of these prospective tenants based on criteria set forth in the Request for Proposals.

### The Selection Process

The Request for Proposals (RFP) was issued by the Community Development Department following discussions with the neighborhood and the Planning Board on the kinds of use that would be most beneficial for the neighborhood and the City. The RFP stated that in view of development objectives set forth in the East Cambridge Revitalization Plan, the proposed use must be compatible with the adjacent residential neighborhood and help promote an active and inviting pedestrian environment. Evaluation criteria included the following:

- 1) Commercial and social benefit to the community
- 2) Use compatibility with neighborhood
- 3) Financial and economic feasibility of project
- 4) Capability and experience of group or business entity.
- 5) Financial return to the City. A minimum payment of \$10.00 per square foot was suggested but the City reserved the right not to select the highest bid.

In reviewing the proposals, the Committee decided that special consideration should be given to applicants forced to relocate because of development resulting from City revitalization efforts. The amount and configuration of space required was also a factor in the allotment of the approximately 11,000 square feet of space.

### Proposals Received

Five proposals were received and are summarized below.

- 1) Boston Pet Supply, an existing retail store for pets and pet supplies, forced to relocate because of roadway improvements in the East Cambridge area, requesting 6,000 square feet.
- 2) The Greenery, an existing retail store for plants and plant supplies, forced to relocate because of development in the East Cambridge - Lechmere Canal area, requesting 3,000 square feet.
- 3) Riverfront Steakhouse, new restaurant with liquor license, requesting at least 3,000 square feet.
- 4) VFW, space for function hall (new) and post lounge (existing), requesting 6,000 square feet.
- 5) Vinnie's Sub-Shop, an existing delicatessen, forced to relocate because of development in Kendall Square, requesting 1,000 square feet.

The total amount of space requested comes to 19,000 square feet. With approximately 11,000 square feet of leasable space, it became evident that at most three of the five proposals could be accommodated.

### Evaluation of Recommended Proposals

The proposals are listed below in the order of their recommendation.

- 1) Vinnie's Delicatessen is being forced to relocate because of development by the Cambridge Redevelopment Authority. The owner is a long term East Cambridge resident and has been successful in operating his shop in Kendall Square for the last 32 years. The "sub shop" would be a benefit to the neighborhood, providing low cost meals for residents and employees.

This kind of a restaurant is not available in the area and would satisfy a recognized need. The proposed rent meets the RFP guidelines.

- 2) The VFW requested 6,000 square feet for use as a function hall and members lounge. The Post has been in operation since WWII and will have to relocate from its present site in the near future.

On October 29, 1979 the City Council passed an order that the City assist the VFW in funding a permanent home. In October 1983, the City Council passed a resolution that space in the garage be leased to the VFW.

The VFW is a non-profit organization and has proposed, as a public benefit, to allow the East Cambridge neighborhood access to the space for public meetings. Additional revenues to the City can be projected from use of the garage by function-goers on weekends when parking use would be light. In view of these public benefits the VFW has offered a low rent for the first two years, with a substantial increase thereafter, based on revenues expected from rent of the function hall.

The VFW has provided preliminary plans, written cost estimates, information on projected income and operating expenses, and evidence of funds necessary to complete improvements.

- 3) The Greenery, forced to relocate because of the East Cambridge-Lechmere Canal development plans, has requested 3,000 square feet of space for use as a retail store for indoor plants and plant accessories. Over the past ten years, the owner has developed a successful interior landscape business. By remaining in the same business locale and having improved visibility, the store expects to continue to have strong growth. The use would be compatible with the neighborhood and the window displays would provide an attractive addition to the street scene, promoting an active and inviting pedestrian way.

The proposed rent would start somewhat below the suggested level, but would increase in the third year.

#### Comments on Other Proposals

The Boston Pet Store proposal was a strong candidate for inclusion. However, the Committee had some concern about the compatibility of uses with establishments serving food in close proximity to a pet store. In addition, Boston Pet Store needed an absolute minimum of 6,000 square feet which was not available if the VFW were included.

The Riverfront Steakhouse proposal was reviewed and evaluated

as less "needy," in that they were not being forced to relocate. Also, there was concern with having two restaurants-Vinnie's and the Steakhouse-in the same block. The Committee felt that the proposal was sufficiently strong that there would be no problem in leasing space in some of the other commercial space becoming available within the next year.

### Summary

The Advisory Committee on Selection of Tenants for the East Cambridge Parking Garage recommends that the commercial space be leased as follows:

Vinnie's Delicatessen - 1,000 square feet  
The VFW - 6,000 square feet  
The Greenery - 3,000 square feet.

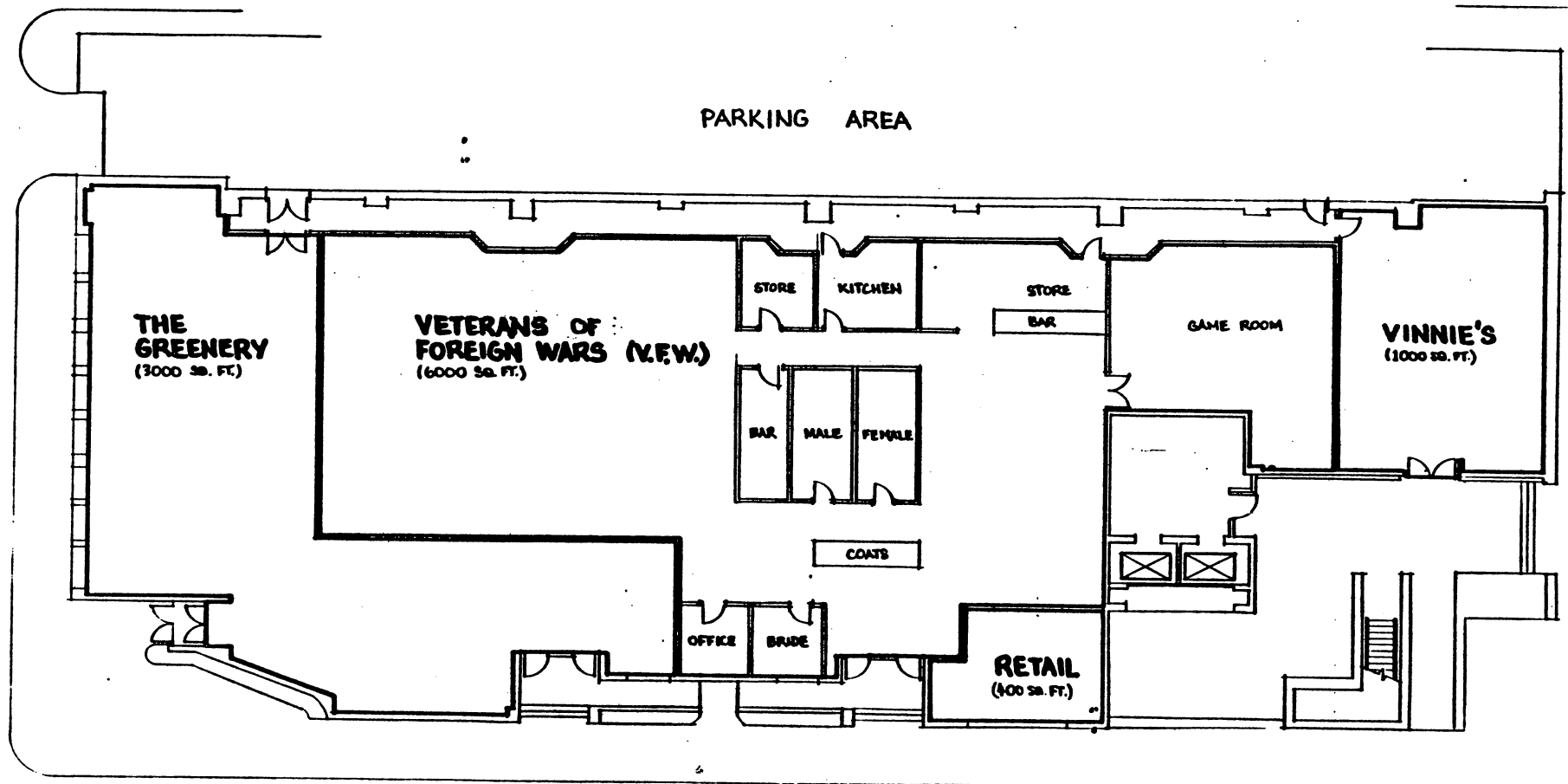
In addition, the Committee recommends that the remaining space, between 500 and 1,000 square feet, be leased through public bid as a news store or similar use compatible with the adjacent uses.

I endorse the committee's recommendation and hereby respectfully, request that City Council accept the recommendation for tenants and authorize me to execute lease agreements with the designated tenants.

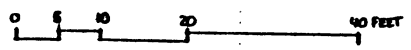
SPRING STREET

THORNDIKE STREET

PARKING AREA



FIRST STREET



GROUND FLOOR PROPOSALS  
**EAST CAMBRIDGE  
 PARKING FACILITY**  
 AUGUST 10, 1984

Advisory Committee on Selection of Tenants  
East Cambridge Parking Garage

Neighborhood Representatives

Frank Budryk  
69 Spring Street

Marie Saccoccia  
55 Otis Street

Mark Shapiro  
1 Fifth Street

City Representatives

Lester Barber  
Community Development Department

Jim Campbell  
Community Development Department

Betty Flemings  
Community Development Department

James Maloney  
Assistant City Manager for Fiscal Affairs

Faith McDonald  
Principal Assessor

Richard Rossi  
Deputy City Manager



# City of Cambridge

IN CITY COUNCIL

**WHEREAS:**

The City Council passed an order on May 7, 1984 authorizing the City Manager to proceed with a Request for Proposals for lease of ground floor commercial space in the East Cambridge Parking Garage; and

**WHEREAS:**

A request for proposals was issued, proposals received, and a committee formed to advise and recommend on the selection of tenants; and

**WHEREAS:**

The City Manager has received and accepted that recommendation;

**NOW, THEREFORE, BE IT ORDERED:**

That the City Council accept the recommendation of the City Manager that Vinnie's Sandwich Shop, the Veterans of Foreign Wars Post #3273 and the Greenery become tenants in the East Cambridge Parking Garage.

**AND BE IT FURTHER ORDERED:**

That the City Manager be authorized to execute leases with said establishments.



# CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

August 13, 1984

To: Robert W. Healy, City Manager

From: *KAS* Kathy A. Spiegelman, Assistant City Manager  
for Community Development

Subject: Lease of Commercial Space in the East Cambridge  
Parking Garage

Attached you will find the list of tenants recommended by the Advisory Committee, review of the process by which the selection was made, along with a City Council Order recommending acceptance and authorization to develop lease agreements.

The Committee was unanimous in its recommendation of Vinnie's, the VFW, and The Greenery. Special consideration was given to businesses forced to relocate because of revitalization programs undertaken by the City of Cambridge.

I endorse the Committee's decision and urge you to recommend City Council adoption.

KAS/tm

F- 269

Re: leasing of commercial space in the East  
Cambridge Parking Garage.

Copy sent of ISA, ISA #15C  
to Cathy Spiegelman 8/21/84

(cc)

8/15/84

Three Orders

Adopted

See Book Call

~~RWT~~  
~~SP~~  
~~RF~~

In City Council,

August 15, 1984

8/15/84

Referred to the

Planning Committee

at 7:15