

CITY OF CAMBRIDGE
PLANNING & DEVELOPMENT DEPARTMENT

City Hall Annex

Inman & Broadway

EXTENSION 344

To Paul Healy, City Clerk

From Richard A. Lockhart

Date October 19, 1973

Subject North Cambridge Skating Rink Site Description

Following is a description of the approximate site bounds proposed for the North Cambridge skating rink. I understand that you have requested this information for attachment to the City Council Order of July 2, 1973 authorizing conveyance of this site to the Commonwealth.

Starting at the intersection of the northerly line of property owned now or formerly by Lymons Trust with the easterly right of way line of New Street, as proposed to be relocated, which intersection is 30.3 \pm feet from the intersection of said property line with the easterly right of way line of existing New Street; thence, 407.5 \pm feet along said property line until it intersects with the northerly line of properties owned now or formerly by Waskken, Baretta & Malcolm; thence, easterly 195.30 \pm feet along this latter property line; thence, ^{northerly} 160.0 feet along an imaginary line bearing N05 $^{\circ}$ 45' 00" W; thence, easterly 350.0 feet along an imaginary line bearing N85 $^{\circ}$ 10' 00" E; thence, northerly 370.0 feet along an imaginary line bearing N29 $^{\circ}$ 15' 00" E; thence, westerly 360.0 feet along an imaginary line bearing S62 $^{\circ}$ 03' 45" E until the intersection of this line with the easterly right of way line of New Street as proposed to be relocated; thence, southerly 660 \pm feet along said right of way line until the point of beginning.

RAL:ms



CITY OF CAMBRIDGE

PLANNING & DEVELOPMENT DEPARTMENT

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

(617) 876-6800
EXTENSION 344

TO: John H. Corcoran, City Manager
R.A.B.

FROM: Robert A. Bowyer, Director DATE: November 20, 1972

SUBJECT: North Cambridge Skating Rink

In response to the City Council's request of November 13, 1972, we are submitting plans showing the approximate location of the proposals for the North Cambridge skating rink. The advantages and disadvantages of the two proposed locations, New Street and Sherman Street, are listed below:

New Street Site (MDC Preference No. 1) - Advantages

1. This site would be more appropriate for a regional facility because of its accessibility to users from other cities and towns under the MDC's jurisdiction. In addition, location of the rink on New Street would facilitate the MDC's maintenance and security activities.
2. The New Street site would be far enough from residential areas to avoid disrupting the residential neighborhoods of North and West Cambridge.
3. A rink at this location would be compatible with regional shopping facilities at the Fresh Pond Shopping Center, and would not conflict with nearby commercial uses.
4. Adequate access is available to this site from the residential areas of North and West Cambridge, particularly if new roads and/or walkways are built through the Dump and a pedestrian overpass is installed at the B & M Railroad tracks.
5. The New Street site would have a minimum traffic impact on local residential streets.
6. Provision of a new fire station in this area, as proposed in the Capital Improvements Program (page 56), would increase the rink's security.

New Street Site - Disadvantages

1. The New Street site occupies a portion of the Dump which has the least favorable subsoil conditions, due to the depth of refuse in this area. Thus, the site would probably add to the MDC's construction costs, since piles would be required through the refuse to the bearing strata below. In addition, there would be a small premium for methane gas control, and settlement might occur around the building, increasing the need for on-going maintenance. These extra costs would probably require that the MDC secure additional funds from the Legislature.
2. Construction of a rink at this location would increase the pressure on the City to accelerate restoration of the Dump as a whole.

Sherman Street Site (MDC Preference No. 2) - Advantages

1. The Sherman Street site would be more convenient to the residents of North and West Cambridge, both by foot and by car.
2. Subsoil conditions at this location are more stable than those at New Street. Although pilings probably would be required, the additional funding, which might be necessary, would be less than that needed to construct a rink at New Street.
3. The Sherman Street location is already established as a recreation facility.
4. This site has been recommended by the North Cambridge Skating Rink Task Force, and is consistent with the City's position during the past two years.
5. Construction of the rink at the Sherman Street location could be at a somewhat lower cost to the MDC and could be started sooner if reconstruction of the ball field it displaces did not have to be completed before displacement.

Sherman Street Site Disadvantages

1. Sherman Street is not readily accessible to MDC security cars or to users from other cities and towns under the MDC's jurisdiction.

2. This site is in the midst of a residential area, and would not be compatible with the surrounding neighborhood due to the noise, early morning and late night use, crowds of people, and bright lights associated with regional skating facilities. The rink itself is a large structure relative to the nearby residential buildings, and would be physically out of character in that location.
3. The rink would introduce additional traffic, including cars from out-of-town, on local residential streets such as Sherman, Garden, and Walden.
4. At least one ball diamond at St. Peter's Field would be dislocated by the rink.
5. A rink at this location would be adjacent to an existing City playground, a situation which conflicts with MDC criteria for selecting rink sites.
6. The MDC has made construction of the rink at Sherman Street conditional upon the City's development of five adjacent acres of recreation space.

Conditions Common to Both Sites

1. A rink at either New Street or Sherman Street would be unlikely to conflict with other development on the Dump since both sites are in a peripheral location.
2. Bus service is available within walking distance of both New Street and Sherman Street.
3. The rink would be compatible with other large scale recreation facilities which might be developed on the dump.
4. Present traffic loads at the intersection of Concord Avenue and Fresh Pond Parkway are extremely heavy, and a rink at either New Street or Sherman Street would increase the volume of traffic at this intersection.

Other Pertinent Information

1. The cost of the North Cambridge skating rink, wherever it is located, will be apportioned among all cities and towns under the MDC's jurisdiction, according to a complicated formula which is based essentially on population figures and taxable property valuations.

2. Approximately 20 parking spaces are sufficient for an MDC skating rink since the greatest automobile use is that of parents who drop off and pick up their children,

3. The present effort to plan for the future development of the Dump will be completed within three months. However, in my judgement it is NOT necessary to delay a decision on the location of the rink until the plans for the Dump have been finalized. The location of the rink at either New Street or Sherman Street will be considered as a "given" during the planning process for the Dump.

Conclusion and Recommendation

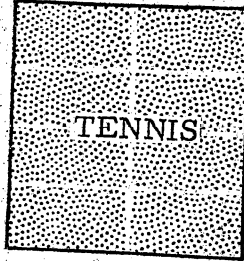
Taking into consideration the many factors mentioned above, neither the New Street site nor the Sherman Street site is obviously preferable to the other. Although Sherman Street is somewhat more convenient to residential areas, and the subsoil conditions at this location will cause less of a delay in construction, New Street appears to be a better site because of its greater general accessibility and its lesser impact on residential areas. In conclusion, we lean toward the location of the MDC facility at New Street because it could be better in terms of the long range development of the Dump, would have less of a negative impact on the nearby residential areas, and would provide the better combination of regional and local accessibility.

DUMP SITE

8 ACRES BOUNDARY FOR
MDC JURISDICTION/



Parking for 20 cars



Fresh Pond
Shopping Center

FIELD

CONCORD
LINE

NEW STREET

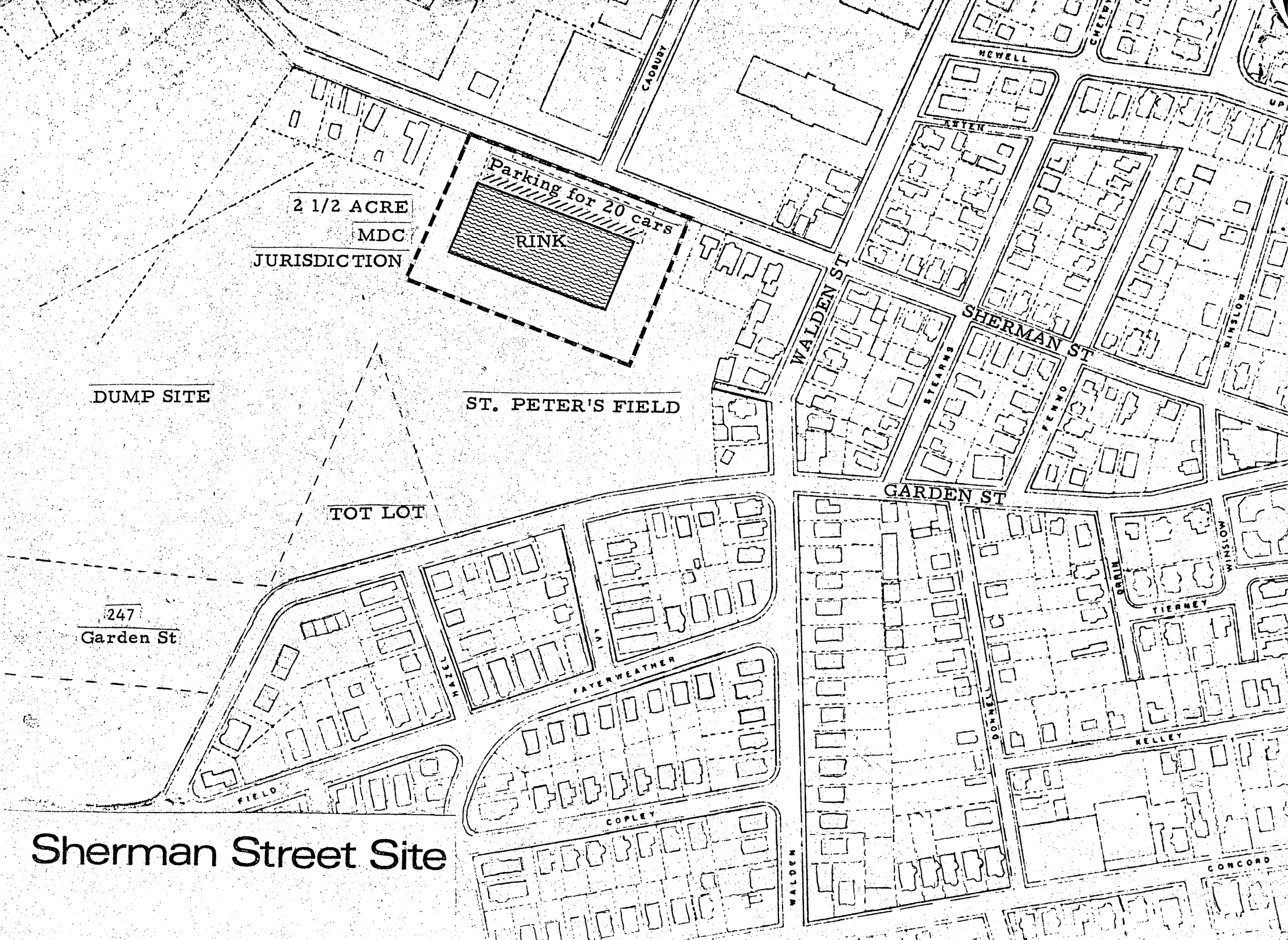
BAY STATE ROAD

BIRCH
STREET

FERN
STREET

CONCORD AVE

New Street Site



2 1/2 ACRE
MDC
JURISDICTION

Parking for 20 cars
RINK

DUMP SITE

ST. PETER'S FIELD

TOT LOT

247
Garden St

Sherman Street Site

COADBURY

NEWELL

KRIZEN

WALDEN ST

SHERMAN ST

STEARNS

TENNO

GARDEN ST

WINSLOW

TIERNEY

ORLIN

KELLEY

FAYERWEATHER

COPLEY

WALDEN

CONCORD

FIELD

MAZZE

Resolutions #9 7/2/1973

City of Cambridge

#9

MASSACHUSETTS

In City Council July 2 1973

	YEA	NAY	ABSENT
Mr. Clinton	✓		
Mr. Danehy	✓		
Mr. Dushay	✓		
Mrs. Graham	✓		
Mr. Moncreiff	✓		
Mr. Owens	✓		
Mr. Sullivan	✓		
Mr. Vellucci	✓		
Mayor Ackermann	✓		
	<i>9</i>	<i>0</i>	<i>0</i>

*CC#9
RP
R*



City of Cambridge

IN CITY COUNCIL

June 25, 1973

ORDERED:-

It is ordered that in accordance with the provisions of General Laws, Chapter 40, Section 15, and pursuant to the notification from the City Manager that the land described in his communication is no longer required for public purposes of the City of Cambridge, the conveyance of said land by the City Manager to the Commonwealth of Massachusetts is hereby authorized and the minimum amount to be paid for said conveyance by the Commonwealth of Massachusetts shall be one dollar. This authorization is subject to execution of a deed and any other agreements relative to site and building design and use considered by the City Manager to be appropriate for said land.

In City Council July 2, 1973

Adopted by ye and nay Vote

Yeas 9 Nays 0 Absent 0

Paul E. Leahy
CITY CLERK



City of Cambridge

IN CITY COUNCIL

June 25, 1973

ORDERED:-

It is ordered that in accordance with the provisions of General Laws, Chapter 40, Section 15, and pursuant to the notification from the City Manager that the land described in his communication is no longer required for public purposes of the City of Cambridge, the conveyance of said land by the City Manager to the Commonwealth of Massachusetts is hereby authorized and the minimum amount to be paid for said conveyance by the Commonwealth of Massachusetts shall be one dollar. This authorization is subject to execution of a deed and any other agreements relative to site and building design and use considered by the City Manager to be appropriate for said land.



City of Cambridge

IN CITY COUNCIL
December 4, 1972

Councillor Owens.

ORDERED:

That this City Council go on record favoring the New Street site for the new skating rink as proposed by the Metropolitan District Commission,

AND BE IT FURTHER ORDERED:

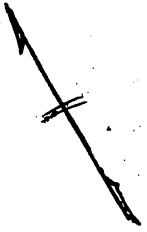
That the City Manager be and hereby is requested to:

1. Take the necessary steps to provide for the construction of a pedestrian covered overpass over the Boston and Maine Railroad tracks for the safety of all children using this facility prior to the opening of this facility.
2. To confer with the M.D.C. with a view toward making this site a complete year round recreation facility for all appropriate athletic activities.
3. To provide for the repair, restoration and reconstruction of New Street with appropriate lighting to service this proposed recreational facility.

City Council Dec. 4, 1972
Adopted by the affirmative vote
of 7 members

Paul E. Healey
City Clerk

NORTH CAMBRIDGE MDC SKATING RINK SITE



1 INCH = 200 FEET

FRESH POND SHOPPING CENTER

PROPOSED ALIGNMENT OF RECONSTRUCTED BAY STATE STREET (Scale 1/4")

MDC SITE

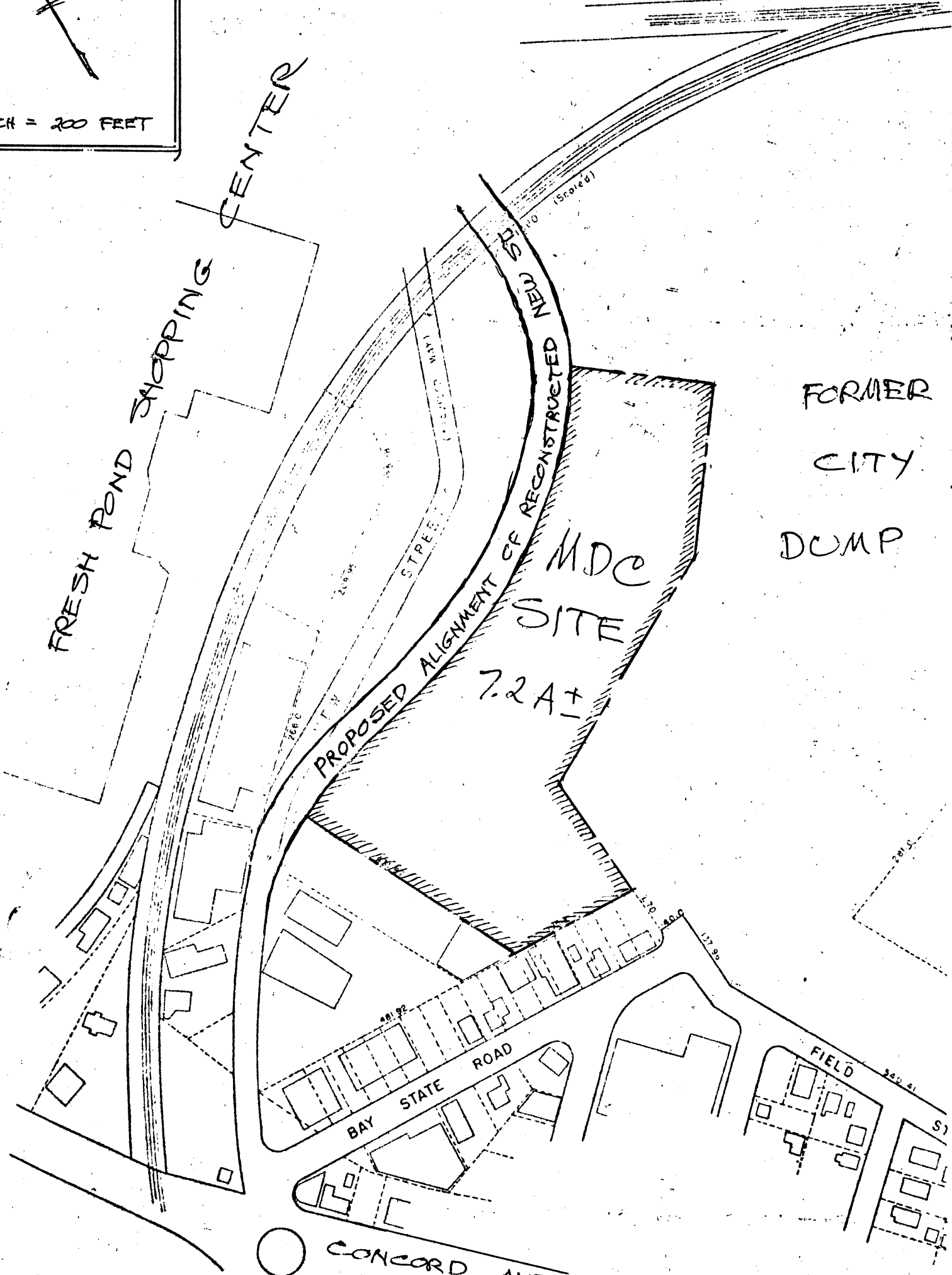
7.2A+

FORMER CITY DUMP

BAY STATE ROAD

FIELD

CONCORD AVE





21

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

June 25, 1973

The Honorable, the City Council
City Hall
Cambridge, Massachusetts 02139

Dear Councillors:

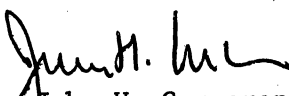
Attached is a proposed order authorizing conveyance to the Commonwealth of a 7.2-acre parcel of former City dump land on New Street for construction by the MDC of a skating rink and other recreation uses.

On December 4, 1972, the Council unanimously ordered that it go on record favoring a site on New Street for the MDC facilities. A copy of this order is attached. The Planning and Development Department then worked out a site location and configuration that would minimize restrictions on development of the rest of the dump, based on that Department's analysis of the dump's land use potential. The site is shown on the attached sketch map. At its meeting of May 16, 1973, the MDC voted to approve this site. The Engineering Department is now surveying the site preparatory to execution of a deed, and terms of the deed are being prepared to cover the development and use of the site similar to the terms of the deed for the East Cambridge MDC rink site and pursuant to paragraph 2 of the December 4 Council order. This work will be completed within the next week or so; but to allow the MDC to start work on the site before the fall, I recommend passage of the attached order, which is subject to execution of a deed and other agreements that I may find relevant to the interests of Cambridge.

Chapter 40, Section 15 of the General Laws requires that the City Manager notify the City Council that a City-owned site is no longer required for public purpose and that the Council authorize conveyance of the site by a two-thirds vote before the conveyance is made. I can assure the Council that since the City dump is now closed and in view of what the MDC will be developing on this site, it is not required for any other public purpose.

I can also assure the Council that I am mindful of the Council's concerns regarding a footbridge over the Boston & Maine Railroad tracks and improvements to New Street, as cited in the Order of December 4, 1972, and I am continuing my efforts in those directions.

Very truly yours,


John H. Corcoran
City Manager

JHC:jw

Calendar 1

Agenda # 21

243

Comm. from John H. Corcoran, City Manager, relative to proposed order authorizing conveyance to the Commonwealth of a 7.2 acre parcel of former City dump land for the construction of a skating rink and other recreation uses.

In City Council,

June 25, 1973

6/25/73

- Tabled -
By E. Danahy

7/21/73 - Calendar # 9/17/73

Order Adopted

9-0-0