

Site. A new soccer field is planned for Danehy Park, he said. The integrity of the watershed will be maintained during construction he informed the committee. Both facilities will be consistent with the Stewardship Planning. The recommendation by the committee, he said, is in support of siting of the nursing home and assisted living on the Neville Manor site.

Mr. Rossi stated that the women's soccer team that has played on Lusitania Field can be accommodated somewhere in the city. Mr. Paul Ryder, Recreation Director, has worked out a schedule for more field time for soccer, he said. He informed the committee that the issues around soccer can be solved.

Councillor Triantafillou thanked Mr. Rossi and the Neville Manor Site Plan Advisory Committee for their work reaching an agreement on the Neville Manor Project.

Councillor Reeves asked about the assisted living facility. Mr. Rossi stated that a new building will be built on the site for the nursing home containing one hundred beds and the existing Neville Manor will be renovated to accommodate the assisted living facility consisting of seventy-one units.

The committee heard from Dennis Carlone, Architectural and Urban Design Consultant, Carlone & Associates, who stated that he worked with the advisory committee which included different views and opinions. He tried to draw a consensus. He described the site plans to the committee. He stated that five siting concepts were considered, as outlined in drawings of Schemes 1A, 2A, 3A, 4A and 5 (ATTACHMENT A). Two of these plans eliminated the existing Neville Manor structure. The committee recommended Scheme 4A as outlined below:

PREFERRED PLAN

- maintain existing building
- build new building
- parking between buildings
- soccer field.

Mr. Carlone stated that the plan opened the site and hides the parking.

Mr. Carlone informed the committee that another option suggested was to keep the Neville Manor site, maintain some other existing structures on the site and look for additional space. Seventeen sites were reviewed for off site locations. Issues of concern for the off site locations that were researched are:

proximity to existing building
parcel shape and size
program suitability
access to open space
availability of site.

Sites in Central Square were examined. The W.R. Grace site was also looked at and refused unanimously by the committee 11-0 because of the contamination and legal issues. He stated that low-density sites were looked at such as the GTE, Jackovitz, Lyman and Spinelli sites in the Fresh Pond area. The GTE site, he said, was bought to develop the land as a research center, the Jackovitz site is a residence, the most ideal, but probably will not happen. The most comfortable option is one with a new facility set back from the street, contains a soccer field, has parking that is hidden and provides for the Neville Manor to be upgraded.

Councillor Russell asked if under the preferred plan all the other buildings on the site will be eliminated. Mr. Carlone responded that the administration and heating plant will be relocated. The site will continue to have and facilitate ecology.

Councillor Reeves asked what the new structure on the preferred plan is going to be. Mr. Carlone responded that the new structure is the skilled nursing facility. Councillor Reeves asked about intergenerational activities. Mr. O'Brien stated that people were interviewed and it was found that it is therapeutic to have the residents viewing soccer games. Mr. Rossi stated that this plan has a park setting with walkways that the seniors can utilize. Councillor Reeves asked if the alternative sites were located across the street from the Neville Manor. Mr. Carlone responded in the affirmative. Councillor Russell stated that the residents of the Cadbury Commons assisted living facility located near the soccer field watch the children play sports. She stated that some seniors will feel isolated without children around.

Councillor Toomey asked how the soccer field at the Neville Manor site will be structured. This site, he said, has safety issues, transportation and access issues. Mr. Rossi stated that the access will be on Concord Avenue, turn right onto the roadway. He further stated that Lusitania Field has no parking facility to drop the children off. People park behind the Ground Round and cross over to Luisitana Field. This preferred plan has a light with pedestrian crossing and parking. Councillor Toomey asked if this soccer field will be dedicated to Cambridge Youth Soccer. Mr. Rossi responded in the affirmative. He further stated that the parking lot on Field Street can be converted to a six on six field with Astroturf and providing lighting. Councillor Toomey stated that he hopes there will be an adult soccer field on the site. He stated that he feels there is a lot of open space on this site and the adult soccer field has to be put on this site. Mr. Rossi stated that the solution may be to locate a full size facility in another area field. The city cannot put a full size soccer field at this site. Councillor Toomey stated that he wants the Deputy City Manager to provide him with the reasons why Lusitania Field cannot be maintained as a full size soccer field. Mr. Rossi stated that Lusitania Field was only to be a temporary site per City Council order dated June 29, 1981 (ATTACHMENT B) until soccer fields were built at Danehy Park. One key recommendation of the Neville Manor Advisory Committee was to restore Lusitania Field to a meadow.

Councillor Toomey stated that the bottom line is still open space. He further stated that this area has more open space than other area of the city.

Councillor Russell asked if the Water Department Storage Facility could be used as a soccer field. Mr. Carlone informed the committee that there is a six-foot difference in the grade at this location. This land can be straightened out, but not economically, he said.

Vice Mayor Galluccio stated that he supported a youth soccer field. Cadbury Common residents, he said, enjoy watching the youth programs. He stated that he appreciated the advisory committee's work, the city's leadership, and the restricted use of the land and the Stewardship Program. He further stated that he received good feedback on the ranger located at the site. It was important to have an additional field at Danehy Park, he said. Lusitania Field was not the best adult soccer field to maintain, but it has been counted on, he said. He also stated that he wants the issue of adult field usage resolved before this process is resolved.

Councillor Davis stated that this is a unified plan and it is highly commendable. She stated that the important fact is to build the assisted living facility, the nursing home and to protect the environment. She further stated that she wants to make sure there is no empty promise for another full size field. She asked if Glacken Field is going to get first class treatment. Mr. Rossi stated that under the Capital Plan Donnelly and Glacken Fields are in need of repair. There are plans that can make Donnelly Field

larger and the city is seeking state funding. Russell Field needs to be looked at and Glacken needs an overhaul. It needs new turf, a new sprinkler system and maybe an additional field.

Councillor Davis requested a report from the City Manager outlining what needs to be done to the fields.

Councillor Born requested that the City Council get a copy and structure of the Home Rule petition. Mr. O'Brien outlined the proposed revisions to the Home Rule petition:

- definition of site
- restoring 50% of the current parcel to the Water Board
- Article 97 of the Massachusetts Constitution will be amended
- more control of Neville Manor Control, Inc.

Mr. O'Brien stated that Representatives Toomey, Wolf and Barrios will be meeting with him to discuss the Home Rule petition. He stated that he would like to meet with the Local Affairs Committee chair and address their concerns. He informed the committee that he appreciated the feedback from the City Council on the site advisory process. He informed that committee that he hoped to move fast because there are ninety-five residents at Neville Manor and this is a problem for the residents. Mr. O'Brien informed the committee that he would get the revised Home Rule petition to the City Council.

Councillor Born asked about the timetable for the legislature. Mr. O'Brien stated that he is hoping to get clarification on the issue. He stated that he is hoping to address the soccer issue. He hopes to bring the matter back to the City Council within the next few weeks to bring closure.

Councillor Born stated that the care of the elders, conserving natural space, providing a facility for the youth and protecting the water supply are all important issues. She further stated that the youth activities has increased and they are being overscheduled. She informed the City Council that a twelve-year-old child will not play on a six on six field – they use adult fields. There is talk to retain Lusitania Field as a soccer field or as a meadow. Lusitania Field is not a good soccer field and it is not easily accessed. She asked if there is debris from the Red Line on Lusitania Field. Mr. Rossi responded that debris was placed on the field to take care of the drainage. Lusitania was to be used as a temporary field and it is a natural area. The Stewardship Plan provides that the field go back to a meadow. Councillor Born asked Mr. Rossi if the field will be excavated. Mr. Rossi

responded in the affirmative. Councillor Born asked if an adult field could be built on the Neville Manor site if a cut and fill approach was used. Mr. Carlone stated that if you cut trees and put fill, this does not make sense. It is important to preserve the trees and the natural site. Mr. O'Brien stated that an adult soccer field with parking will be problematic with the use of the site as a nursing home.

At six o'clock and forty-eight minutes p. m. Councillor Triantafillou opened the meeting to public comment. She read a telephone message received from Doctor David Himmelstein and Doctor Woolhandler, residents of 3 Hancock Place, registering their strong support that Lusitania Field be retained as a soccer field into the record. She also distributed a communication from Janice Snow, 60 Reservoir Street, expressing her concern about the process. (ATTACHMENT C)

A communication from Janet Burns, 57 Frost Street, was distributed to the committee. (ATTACHMENT D).

A communication from James H. Barton, 130 Appleton Street, was read into the record. (ATTACHMENT E). In his communication Mr. Barton supported the Neville Manor plan.

The committee heard from Glen Tagliamonte, representing State Representative Jarrett Barrios, who stated that Representative Barrios believes in the Neville Manor Project. He stated that Lusitania Field is a limited adult soccer field and he would like to see a plan with no loss to soccer fields. He suggested land on Pacific Street. He further urged that the Home Rule petition be changed.

The committee heard from William Schreiber, 8 Ellery Square, who stated that he was opposed to the Neville Manor Project. He objected to using the park land for assisted living facility. Fresh Pond should only be used for park land, he said. He further stated that the Water Plant Project has not been justified with documentation.

The committee heard from Bea Harvey, 237 Franklin Street, who supported the Neville Manor Project. There is a need for assisted living facility, she said. She further stated that with the number of nursing homes leaving Cambridge, elderly residents want to remain in Cambridge.

The committee heard from Julia Bowden, 105 Harvard Street, Director of the Cambridge Conservation Commission, who stated that she supported Lusitania Field as a natural habitat. She urged passive activity on this site.

The committee heard from Albe Simenas, 24 Tremont Street, who stated that he could not see his children crossing the road to play at Lusitania. He has misgivings about not providing an adult soccer field. He urged balancing the needs of the Fresh Pond Reservation with the ecology needs and the needs of the residents. He read to the committee the communication received from James H. Barton.

The committee heard from Louse Weed, 109 Avon Hill Street, Fresh Pond Master Plan Committee members, who stated her support for the Neville Manor Project. She requested that Glacken Field be refurbished. She stated that the Stewardship Plan would bring wildlife to a small pond. She informed the committee that it was thrilling that the only issue of disagreement is soccer. She further stated that there are a lot of people on the city fields who are from outside the city and we should protect our fields for our residents.

The committee heard from John Kernochian, 34½ Shepard Street, who stated that the elimination of a large field will be a loss for everyone. He stated that the six on six plan is a compromise for soccer but it is inadequate for adults. He presented a graph of the supply and demand of sports explosion in the city. Women's soccer has risen 76%, he said. He informed the committee that there are less fields now than in the 1980's. In 1981, he said, there was a promise to return Lusitania Field to a meadow.

The committee heard from Lois Kessin, 11 Cogswell Avenue, who stated that she has played soccer for many years and has been thrown off more fields. She stated that at the age of fifty she is disheartened that she is still looking for a field to play soccer on.

The committee heard from Kathy Genova, 6 Kelly Road, who stated that the soccer field was traded off for the project without adults being included. Women, she stated, do better getting space in Cambridge, but the time is the worst. She stated that women's soccer will skyrocket in the future and the city is in a crisis for fields. Lusitania and Glacken Fields, she said, are unsafe. Women need more regulation size fields, she said. She urged Lusitania Field be retained and kept playable under another field is found.

Mr. Robert Wolf was representing Representative Alice Wolf who was unable to attend the meeting due to illness.

The committee heard from Armando Abreu, 1121 Cambridge Street, representing the Falense Club. He informed the committee that on June 22, 1972 the club was established and that it uses the soccer field at Lusitania Field. He urged the city not to take away their field.

The committee heard from Abraham Sussman, 6 Upton Street, who stated that he has been a resident of the city for twenty-six years and a soccer coach for sixteen years. He stated that there are many lots which can be found for youth soccer. Lusitania Field, he said, is perfect for an adult field. He urged the use of a mixed use park. He stated that having a soccer field will not destroy the natural habitat at Lusitania.

The committee heard from Amina Derbali, 17 Flagg Street, who expressed her concerns for Cambridge Youth Soccer. She was concerned with the loss of a full size field. The soccer program has grown over the years as well as other programs, such as pop warner and football, she said. There has been no increase in the number of large fields, but more increase has taken place on the six on six fields. She stated that one large field at Danehy is taken out of service to refurbish it every year. She informed the committee that there are 1,200 to 1,400 children in Cambridge Youth Soccer. Her only objection to the Neville Manor Project was the elimination of the field. She submitted her comments to the committee and is attached as **ATTACHMENT F**.

The committee heard from Joe Harrington, Chairman of the Water Board, who stated that in 1920 the Water Board, the City of Cambridge and the Legislature took the land for a City Home. He stated that he supported the Home Rule Petition in June. The restriction of the footprint and maintaining the FAR are issue that the Water Board supports.

The committee heard from Larry Frisoli, representing the State Soccer Association, who stated that standards for soccer fields will be established. Cambridge fields, he said, will not meet the standards. He informed the committee that in the period 1978-1980 the City Council appropriated funds for Danehy, which was to be entirely soccer fields with one field for football. St. Peter's Field, he said, would be done over to be used for soccer - it is a baseball field. In 1979 Lusitania Field would be refurbished. In 1981 the field was dedicated and at that time there was not talk of it being a temporary soccer field. Lusitania Field was named because the Lusitania Club built the field.

The committee heard from Anne Strong, 44 Cottage Street, who informed the committee that sixty women play soccer in Cambridge. She supports the revitalization of Neville Manor, but fails to see the project being tied to the future use of Lusitania Field. She stated that 5% of the open space land at the Fresh Pond Reservation constitutes two acres of the forty acres. She stated that there must be another area where the meadow can be placed. She stated that the city could regulate the fields better. She urged that more people from various area will use the reservation if the full size field is maintained. Her comments are attached as **ATTACHMENT G**

The committee heard from John Moot, 44 Coolidge Hill Road, who stated that the Fresh Pond Reservation should not have more buildings in this area. He stated that the site selection committee did a good job, but he does not agree with the plan. The restriction of having a nursing home near the assisted living facility was unnecessary, he said. He stated that it seems strange that Cambridge would build a new nursing home when Youville is vacant. He questioned the financial need for a new nursing home since the need for nursing homes is declining. He stated that he has a list of legal questions regarding the Home Rule Petition, such as who will run the nursing home. His comments are attached as **ATTACHMENT H**.

The committee heard from John Goode, 30 Normandy Avenue, who stated his support for the plan as presented.

The committee heard from James Rafferty, 548 Huron Avenue, member of the Fresh Pond Advisory Committee, who stated that the committee reflects the variety of interests working together to come to a compromise. He informed the committee that the only element missing was a look at adult soccer. He stated that this plan is a workable compromise.

The committee heard from Peter Baptista, 17 Fresh Pond Parkway, who stated that Danehy Park is a baseball diamond. He said he did not know how long the city has been losing \$2 million on Neville Manor. This project is throwing out good money for bad, he said. He feels there is a need for more soccer fields. There are more people playing soccer than golf, he said.

The committee heard from Michael Hanlon, 28 Blakeslee Street, who stated that due to the use of state money beds at Neville Manor cannot be guaranteed to Cambridge residents. He informed the committee that the city needs to find out who is using the fields and then try to establish a priority for the use of the fields. He also stated that the city needs to build a soccer field in East Cambridge.

The committee heard from Jane Nelson, 1127 Olive Road, Belmont, member of the Friends of Neville Manor, Inc., a non-profit organization to enhance the residents of Neville Manor who stated that the residents are in a frightful state. This building, she stated, was built for the Aged and Infirm. The residents of Neville Manor did not want to go to Youville, she said. They want to remain in Neville Manor. She urged the committee that it is time the issue of the Neville Manor Project be resolved.

The committee heard from Pedro Gutterro, Stoneham, who stated that in 1994 his Latino soccer league began. His league has paid for the use of the field.

Public comment concluded at eight o'clock and fifteen minutes p. m.

10.

At the conclusion of the meeting Councillor Triantafillou summarized the next steps to be taken:

In 2 - 3 weeks, schedule a meeting with Mr. O'Brien to come back to the City Council with the Home Rule Petition

A commitment between the City and Mr. O'Brien to solve the soccer problem

Councillor Triantafillou stated that the soccer people were not intended to be excluded. She thanked the committee and all the attendees for their input and cooperation.

The meeting adjourned at eight o'clock and seventeen minutes p. m.

For the Committee,


Councillor Katherine Triantafillou,
Chair



ATTACHMENT B

City of Cambridge

5.

IN CITY COUNCIL

June 29, 1981

MAYOR DUEHAY

ORDERED: That the City Manager be and hereby is requested to confer with the Water Board with a view in mind of obtaining two temporary soccer fields at Luisitania Field until permanent soccer facilities are available at the dump site.

In City Council June 29, 1981.
Adopted by the affirmative vote of 8 members.
ATTEST:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:

By authority of the Cambridge City Council, property adjacent to Fresh Pond Reservoir, south of Concord Avenue, was designated as a soccer field, to be known as Lusitania Field. Ordinance No. _____ . Date: _____ .

Since the passage of the Ordinance, this field has been used occasionally as a site for scheduled soccer games and frequently as an informal ball playing area. Lusitania Field is presently being upgraded for use as an interim soccer facility to replace the Portland Street Field until completion of the Sports Complex at the City Dump site.

As reservation property, the Lusitania Field is subject to the current Rules and Regulations ^{for} Cambridge Reservoirs and Watershed Properties. The following abbreviated version of those Rules will be posted at the site:

1. Hours of operation (if they are to follow the Fresh Pond hours)
2. No parking except in designated areas.
3. No littering; no pollution of the water supply.
4. No picnicing without a permit.

5. No firearms, other weapons or use of alcohol permitted.
6. No solicitation or gambling; no commercial signs, notices or leaf
7. Violation of these or any other rules or regulations may result in revacation of privileges.

The following additional Rules and Regulations are hereby adopted, pursuant to City of Cambridge Ordinance Chapter 19, Sections 4, 25-34, to govern the Lusitania Field interim soccer facility and to be posted at the site:

1. Hours (if altered from th current rules)
2. All leagues and organized teams must obtain permits from the Department of Human Services for both scheduled and practice games.
3. All leagues and organized teams must provide a police detail for each scheduled game.

The following additional non-posted rules and regulations are hereby adopted to govern the Lusitania Field interim soccer facility:

1. The Department of Human Services must send copies of game schedules to the Cambridge Water Department on a weekly basis .
2. No permanent physical structures may be erected on the Lusitania Field site; temporary bleachers may be provided.
3. The Cambridge Water Board accepts no responsibility for the construction, maintenance or repair of this facility.

ATTACHMENT A

PRELIMINARY SITE DESIGN AND DISCUSSIONS

Using cardboard templates of the earlier proposed and new alternate skilled nursing facility footprints (each at 13,582 square feet, resulting in building square footage of 42,744 square feet) on a similar scaled topographic map of existing Neville Manor, committee members explored different possible siting solutions for a new building. Possible solutions were openly discussed and evaluated.

Five siting concepts offered promise and these were later drawn up with roads, parking, and service areas. Two of the five concepts eliminated the existing Neville Manor structure. These were reviewed by the committee, and their feedback and further recommendations were incorporated into revised schemes. The revised schemes were then analyzed for their Impact and Appraisal. The five schemes, related committee appraisals and site plans follow:

Scheme 1A: AXIAL COMPOSITION (see related site plan, page 07)

01. Existing assisted living facility entrance hidden behind new Skilled Nursing Facility - hurts economic viability of assisted living project.
02. Service (ambulance, deliveries and trash pick-up) to Skilled Nursing is very visible no matter where you put it.
03. Location of large parking alternative too far into woods.
04. Youth soccer field has 4'-0" change in grade over length of field.
05. Loss of 7 mature trees - building siting 2, roadway 2, parking 2 and soccer field 1.
06. Relocation of DPW/Water Department yard.

Scheme 2A: NEW CAMPUS QUADRANGLE (see related site plan, page 08)

01. New access road alignment with Moulton Street.
02. Buildings' configuration is unwelcoming and negative to open space/soccer visitors.
03. Parking too far from Assisted Living.
04. Access road and limited parking for soccer field/park.
05. Loss of 12 mature trees - buildings siting 5, roads/parking 7, and soccer 0.
06. Quadrangle on heavily contoured (sloped) site.
07. Proposed central service to Assisted Living in Quadrangle is very visible.
08. Assisted Living is more spread out and requires further walking by inhabitants.
09. Extensive regrading at proposed parking lot and related access.
10. Relocation of DPW/Water Department yard.

Scheme 3A: STREET AND PARK EDGE (see related site plan, page 09)

01. Feels like institution owns open space.
02. Creates massive wall along Concord Avenue.
03. Not welcoming to open space/soccer visitors.

04. Building much too close to Black's Nook; should not be visible.
05. Gives a very dense appearance; buildings dominate site.
06. Eliminates one youth soccer field due to difficult terrain.
07. Loss of 13 mature trees - buildings siting 6, roads/parking 7, and soccer 0.
08. Good parking building entry relationships.
09. 10'0" drop in contours along length of buildings will impact building levels.
10. Relocation of DPW/Water Department yard.

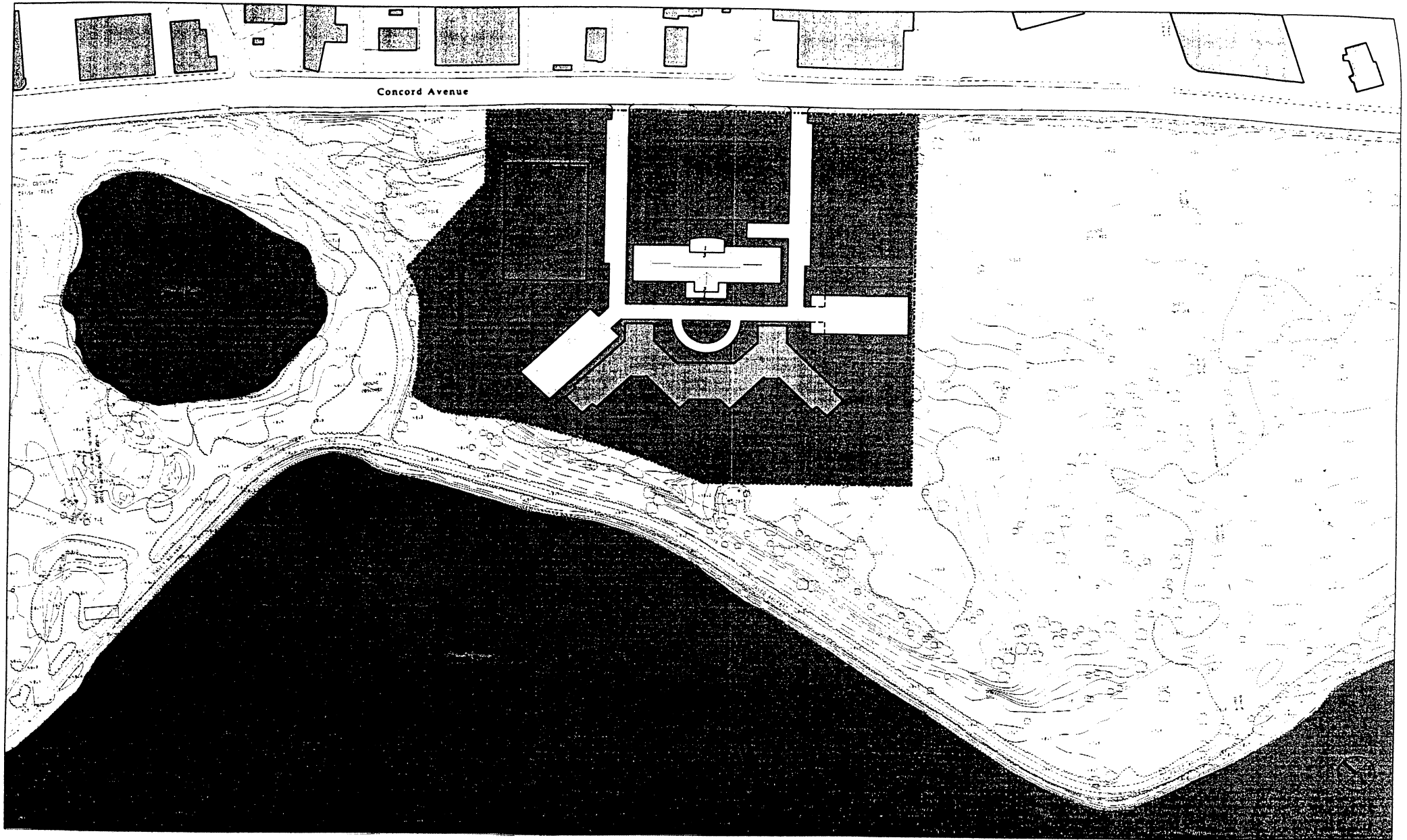
Scheme 4A: SECONDARY BUILDING (see related site plan, page 11)

01. Addresses open space issues more.
02. Public should feel more ownership of open space.
03. Revised building location minimizes mature tree removal.
04. Building not located in classified wetlands.
05. Rizzo should locate wetland boundary as soon as possible.
06. Places thin side of new building toward Concord Avenue.
07. Uses buildings and drop in contours to shield view of parking from most open space visitors.
08. Remaining soccer field has 2'-0" to 3'-0" drop over length of field.
09. Loss of 4 to 5 mature trees - buildings siting 0 to 1, roads/parking 3, and soccer 1.
10. Relocation of DPW/Water Department yard.

Scheme #5: NO BUILD AT NEVILLE MANOR (see related site plan, page 12)

01. Follow Historic Tax Credit/Historic Commission approach.
02. Maintain house and boiler building.
03. Maintain principle site road system.
04. Youth soccer field not likely to be relocated from Lusitania Field.
05. Loss of 0 mature trees - buildings 0, and roads/parking 0.
06. Sense of open space connection is somewhat improved by removal of trailer, but not as much as the removal of all 3 smaller buildings.
07. Skilled Nursing is off site, purchase new site as nearby as possible.
08. DPW/Water Department yard more likely remains on site.

At the end of the preliminary site design phase two conclusions were clear. The first was that of all the on-site schemes, 4A (Secondary Building) was held as the most desirable and seemed to have the most promise of providing a solution that best balanced public needs and the committee's goals. However, a significant number of members believed that an off-site solution was still preferable. The entire committee concluded that the next phase required a focus on locating and evaluating alternative sites for the skilled nursing facility. It was suggested that the City's recent Library Siting Project's possible sites might be used as a starting point.



Concord Avenue

PAGE 07

Neville Manor Site Plan Advisory Committee
Carlone & Associates Architecture, Urban Design

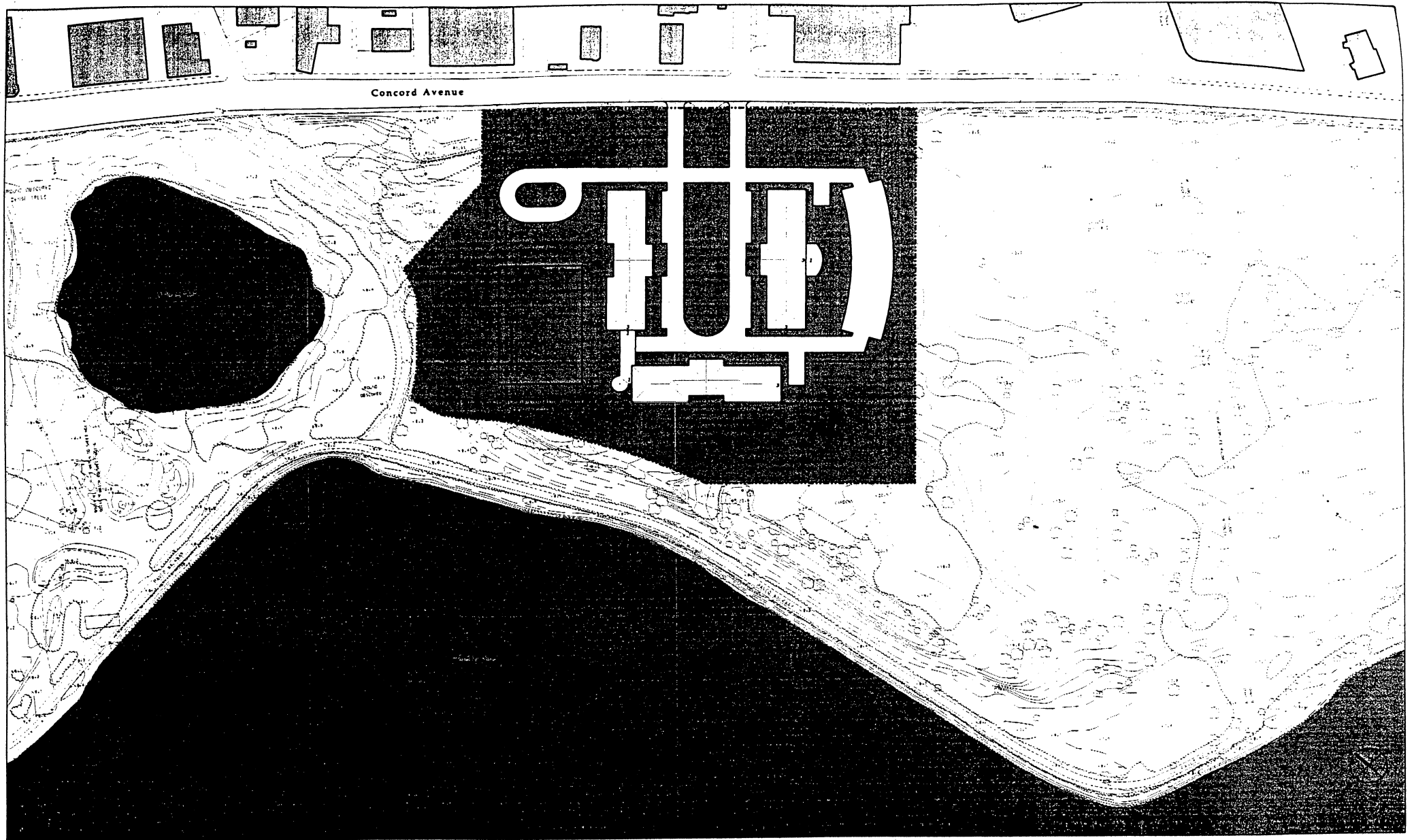
Skilled Nursing Facility

Cambridge, Massachusetts

Scheme 1A

November 12, 1998



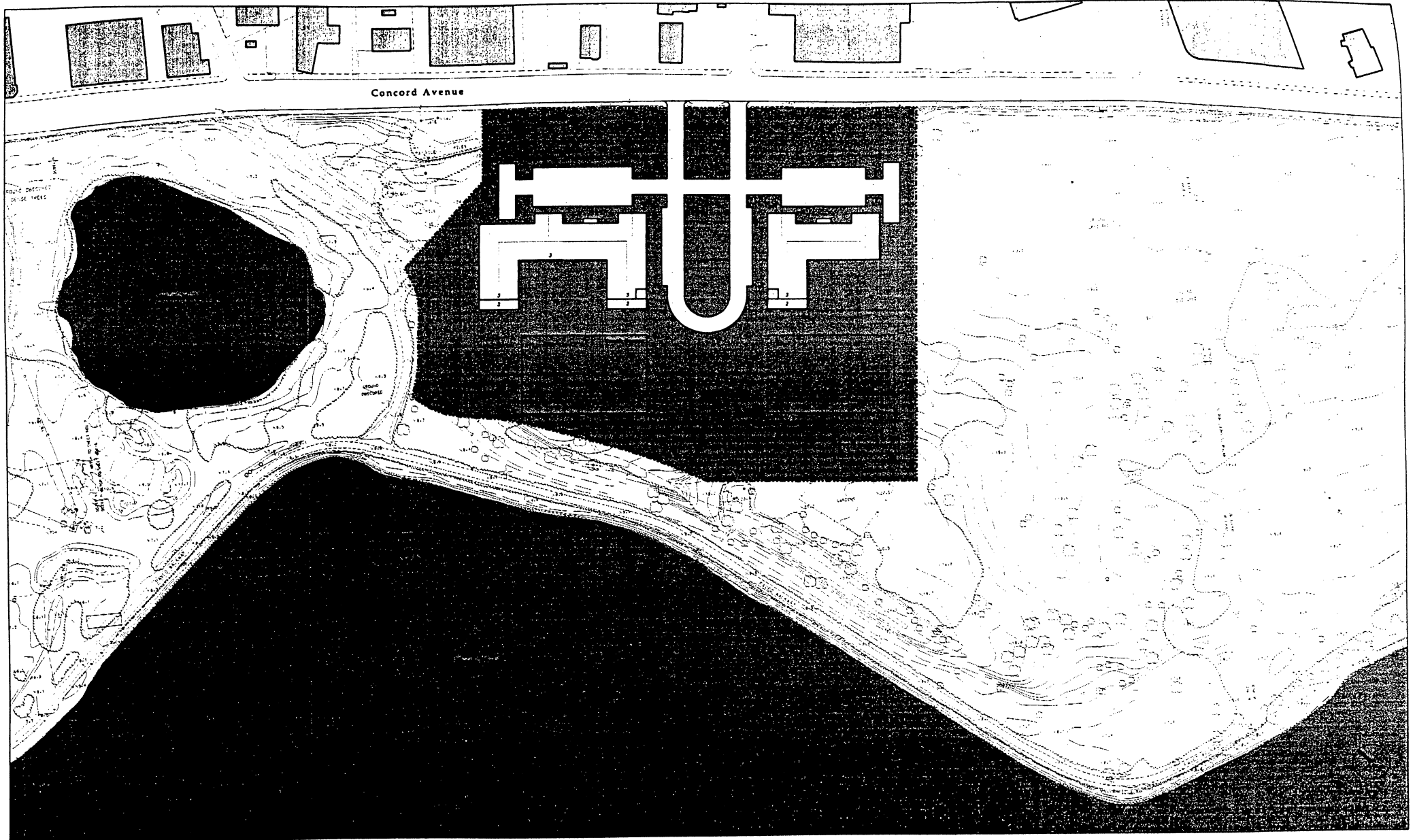


Skilled Nursing Facility

Cambridge, Massachusetts

Scheme 2A
 November 12, 1998



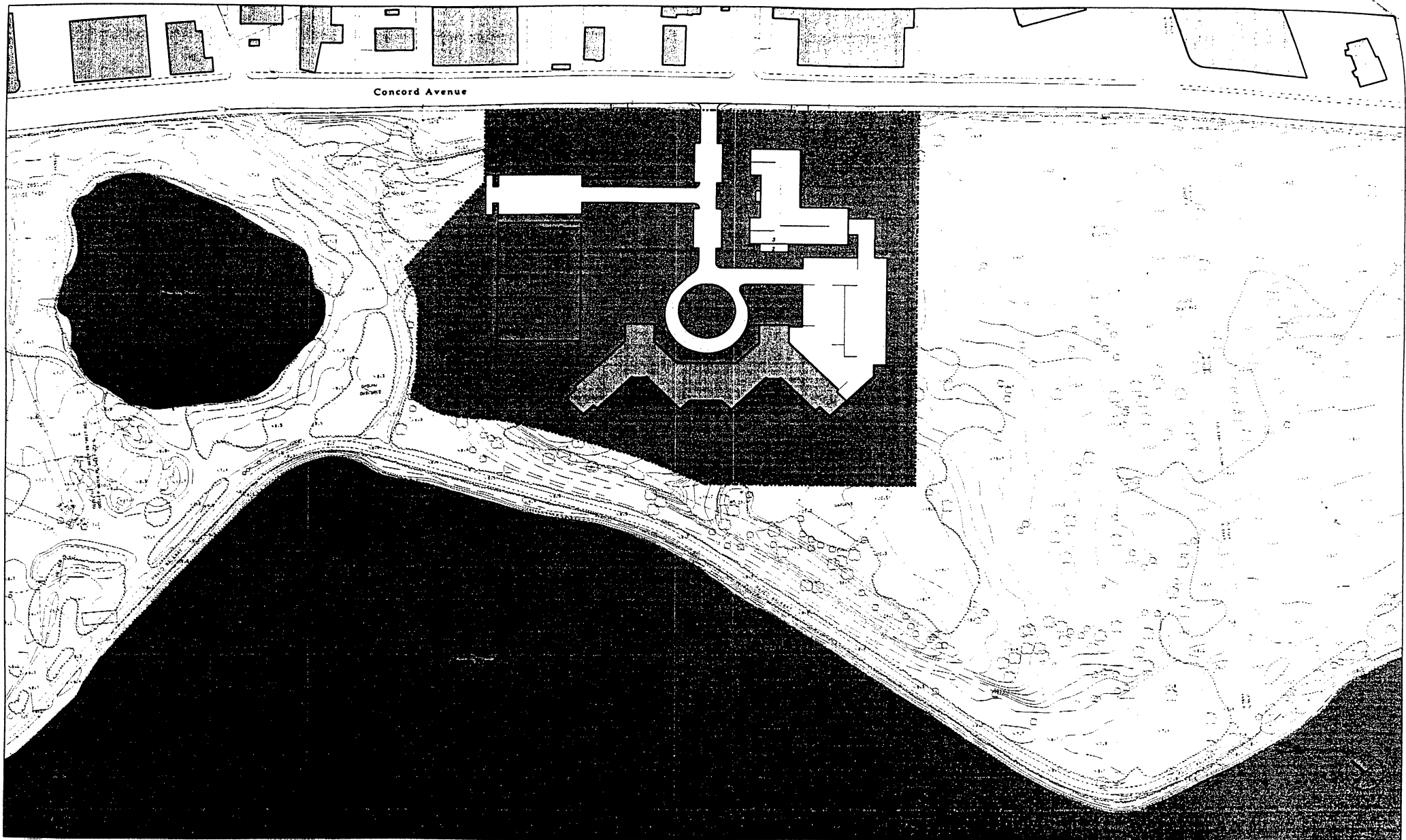


Skilled Nursing Facility

Cambridge, Massachusetts

Scheme 3A
November 12, 1998



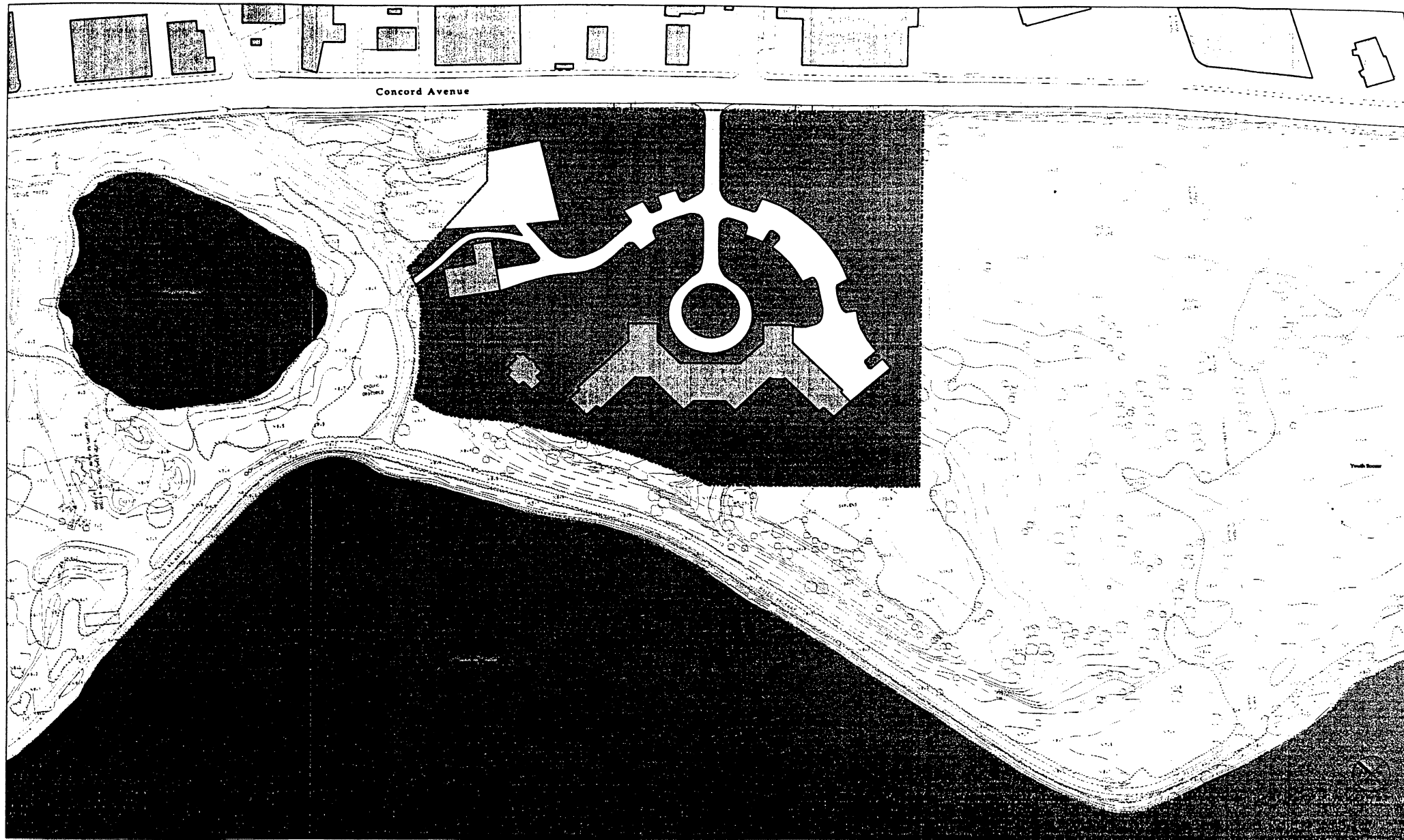


Skilled Nursing Facility

Cambridge, Massachusetts

Scheme 4A
November 12, 1998





Skilled Nursing Facility

Cambridge, Massachusetts

Scheme 5 / Alternative Sites
November 12, 1998



ATTACHMENT C

60 Reservoir St.
Cambridge, MA 02138
March 30, 1998

Katherine Triantafillou
90 Reed St.
Cambridge, MA 02140

Dear Councillor Triantafillou:

I am very concerned with the process and sequence of events that has lead up to the current state of the Neville Manor Development Project.

I have attended several public meetings and read all the literature supplied by the Cambridge Housing Authority and the Cambridge Public Health Commission regarding the proposed change of use and taking of open space within the Fresh Pond Reservation.

Few would deny that projects to house and support particular groups of needy Cambridge residents of any age are worthwhile and worthy of tax payer support. But questions as to the best models to serve low and moderate income elderly from Cambridge/Somerville and other areas need to be separated from the issue of where any of these projects should be sited.

Without input and approval from the City Council, from the Water Board, or from the State of Massachusetts, and before getting input from the general public, the following actions were taken by the Health Commission and/or Housing Authority:

- (1) They determined that to wipe out an annual \$2 million operating deficit at the Neville nursing home, the Fresh Pond Reservation site should be further developed.
- (2) They decided that the development within the reservation will consist a public housing facility for elders and a new 3-story nursing home.
- (3) They selected development partners to build the facilities and a for-profit management company to run the new facilities.
- (4) They hired an architect who has drawn detailed plans for the site

Underlying the siting of this project and other proposed projects at Fresh Pond is the notion that the Reservation is "free land" (because it is already "owned" by the City); thus, it should be made available to worthwhile projects. The Water Board recently voted unanimously against the siting of this project or any change of use within the Reservation. So often missing from Development proposal calculations is the value of the parkland being taken. What does it cost in today's dollars to create parkland. What might it cost in the future?

It is time to step back and take the long view before proceeding any further on the siting of the proposed Neville project. In this densely populated, open-space-poor city, the Fresh Pond Reservoir and its surrounding Reservation is a precious and finite resource, designated by state law as one of the Commonwealth's "Great Ponds." In 1884 the state of Massachusetts "delegated" the stewardship of the pond to Cambridge to "preserve the purity of the waters" and "protect and improve the shores and the vicinity thereof.." (Chapter 256 of the Acts of 1884). Excluding the golf course, less than 50

areas remain within the boundaries of the original woodland, wetlands and meadows surrounding this ancient glacial pond.

A 1978 report commissioned by the Cambridge Community Development Department, warned that "encroachment by non-park facilities and uses is a common plight of urban parks which possess open lands. Nevertheless, the City of Cambridge should not in the future provide for any further expansion of built facilities within the reservation. Such uses should be restricted to areas elsewhere in the City."

Twenty years later we face the same challenge—to avoid the temptation to sacrifice our City's natural heritage. I ask you, please, before allowing any further public funds be expended on redevelopment planning for Neville Manor to require the following:

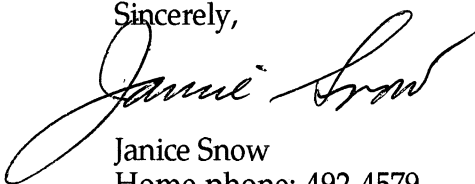
- (1) serious alternative site evaluation for placement of nursing and assisted living housing facilities
- (2) careful long-term, open-book, cost-benefit and comparative analysis of proposed plans and alternatives
- (3) determination of current Water department needs and long term (20-30 yr.) projections of space needs for watershed management and other water department needs
- (4) accurate statistics as to currently available nursing home beds in the Cambridge/Somerville area and short term as well as long term projected regional demand.

I have been very impressed with the commitment and intelligence of the City team that has been working on the Neville project. Surely this talented, experienced group can, with the encouragement of the Council and City Manager, and interested citizens develop creative and serious alternatives to the proposed site. And surely Fresh Pond Reservation is no less important a resource to preserve as is the open space around the Main Branch of the Library where an alternative siting process has been implemented.

We can still serve the health needs of our elderly and other needy groups without sacrificing the public open spaces reserved for us all, where young and old of all incomes backgrounds and areas of Cambridge can actively enjoy and learn about our City's natural heritage.

There is no alternative site for the Fresh Pond Reservation and the irreplaceable glacial pond it surrounds and protects.

Sincerely,



Janice Snow
Home phone: 492-4579

ATTACHMENT D

Janet Burns 57 Frost Street Cambridge 02140

January 16, 1999

To: City Council Committee on Health and Hospitals
 Katherine Triantafillou, Chair

From: Janet Burns
 Co-Chair, Committee on Public Planting
 Member, Neville Manor Site Plan Advisory Committee

Re: Recommended Neville Manor Site Plan

The recommended site plan for Neville Manor addresses a range of issues, which is the result of a collaborative effort by the Advisory Committee, and should be seen as a widely supportable plan, respectful of the reservation. To address open space and watershed concerns raised about the first plan, it was necessary to consider other options in creating a new site plan. For some of us, a viable new plan would be one that contributed substantially to the reservation.

In this context, the Neville Manor Site Plan Advisory Committee was charged with producing a recommendation for siting of assisted living housing and a skilled nursing facility. As the committee reached the point of eliminating off-site locations for a new nursing home, identifying consequential benefits for the reservation became a priority. The plan needed a positive outcome for the reservation as a whole. Reclaiming Lusitania Field as meadow was adopted as an appropriate action because it is near the Neville site, the means are at hand to transform it into an important habitat area after its use as a construction staging area, and the Water Board very much wants this change. This action is one of 12 elements comprising the recommended site plan. Other elements include ways for the Neville site itself to fit gracefully into the reservation setting.

The City Council vote in June, in favor of the home rule petition for redevelopment of Neville Manor, showed commitment to assisted living housing and a skilled nursing facility. Councilors can show support for the reservation by accepting the 12 point plan arrived at by the Neville Manor Site Plan Advisory Committee and submitted to the City Manager. Point #5 is a key provision: "Returning Lusitania Field to a natural state based on consultation with the Fresh Pond Master Plan Advisory Committee, Conservation Commission, and Water Board." The soccer field at the reservation was allowed as a stopgap before Danehy Park was built. Use Continued after new fields were available, despite Lusitania's poor conditions and dangerous access; and, despite repeated requests by the Water Board for its return to passive use. Ending this use is overdue. In the context of major capital improvements at Fresh Pond, and the indepth master planning process underway, closure on Lusitania Field at this time sends the right message about the reservation as a part of our water supply system. This message could also make a difference with the Local Affairs Legislative Committee if it is part of the presentation on Neville redevelopment when the revised home rule petition is submitted.

ATTACHMENT E

January 14, 1999

The Honorable, Councillor Katherine Triantafillou, Chair
Health and Hospital Committee
Cambridge City Council, City Hall
Cambridge Massachusetts

1999 JAN 12 P 4:18
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Dear Councillor Triantafillou:

I am writing in support of the Neville Manor plan which you now have before you. I was a member of the Neville Manor Site Plan Advisory Committee which prepared that plan. I had long hoped that I could come in person to speak in support of it, but cannot, because of a previous commitment of very long standing; therefore, I respectfully request that you make this letter a part of the official record of your public hearing.

As you know, the Committee was appointed at the beginning of summer to represent important constituencies which had recently been at odds with each other. We held nearly weekly public meetings nearly every week throughout the summer and early fall. We alternated between Neville Manor and at City Hall and between mornings and afternoons to make participation possible for many different people with many different demands on their time. After several months, we came to unanimous agreement on the plan you are now considering.

Remembering where we were at the beginning of summer. I hope you will agree that our plan, should you approve it and the Council approve it, and should the State Legislature approve our Home Rule Petition, would represent an extraordinary achievement in bringing together people of differing interests and opinions and personalities for the common good and the good of many varied constituencies.

I hope you will give careful thought to the risk that dismembering our plan might well represent an act of violence to it that could make that achievement impossible.

In closing, I would like to speak briefly about the great good which I have long been hoping we can realize for two very large but up to now publicly very quiet constituencies.

The first consists of the hundreds and hundreds of Cambridge residents who run, jog, or walk around Fresh Pond several times a week, if not everyday, often accompanied by their dogs and sometimes by their children in carriages. Engaged in unorganized and largely passive recreation, these quiet people may well represent the single largest constituency that the Reservation has.

We're proposing to spend \$20 million at Neville Manor for the benefit of people who members of this large constituency don't know at a site that few of them visit.

But we're also proposing to restore Lusitania Field as a natural area, greatly enhancing the recreational value of the Reservation for the many members of this large and varied group.

The prospect of recovering Lusitania is giving them strong reason to support us. And the costs will be covered by funds already budgeted for the new Water Treatment plant.

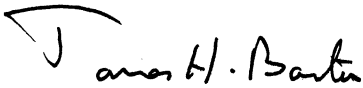
The second constituency for which we can do great good consists of Cambridge public school children and their teachers who come to the Reservation regularly from every primary school to study the basics of ecology. I know about them because I've worked with them on birds for more than 10 years, including children and teachers from the Haggerty School, the Tobin School, the Graham & Parks School and the Amigos program at the Robert F. Kennedy School.

At Black's Nook, at the northwest corner of Fresh Pond, public school children and their teachers have long had the opportunity to study the life of a small shallow pond. But they've had no opportunity to study the very different wildlife habitat of the only meadow we have in Cambridge, because our only meadow is at Lusitania and has been subject to very heavy stress.

By proposing to restore Lusitania as a natural area we're proposing to create an educationally priceless resource for the Cambridge School Department's Maynard Ecology Center, a site where kids can discover caterpillars in May and chase butterflies in June and learn what responsible management of natural resources means. I hope and trust you will keep those kids in mind.

Thank you for giving me the opportunity to continue seeking to contribute to our community.

Yours,



James H. Barton
130 Appleton Street,
Cambridge, Massachusetts 02138

Associate Member, Cambridge Conservation Commission
Member, Fresh Pond Master Plan Advisory Committee
Member, Neville Manor Site Plan Advisory Committee

cc: D. Margaret Drury, City Clerk

1999 JAN 12 P 4: 18
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Remarks to the City Council

Subcommittee on Health and Hospitals

from Amina Derbali, President of Cambridge Youth Soccer.

I am here to address the subcommittee to express CYS concerns about the proposed plan for the Neville Manor expansion project, only in that it does not provide for the renovation and reopening of the existing full-sized playing field called Lusitania.

CYS appreciates the City's allowing CYS use of fields in Cambridge. We feel that we have a good working relationship with the Recreation Dept. and the Dept. of Public Works regarding use and maintenance of the fields. Our Fields Coordinator, Bruce Houghton, has collaborated closely with both departments as our soccer program in Cambridge has grown over the past 18 years, and he has tried to raise awareness of the need for more and better quality field space for our program and other recreational sports programs in the City.

We were dismayed to learn that the current Neville Manor proposal does not include any provision for returning the Lusitania Field to a full-sized soccer field when construction of the water treatment plant at Fresh Pond is completed.

We lost use of the Lusitania field when this work began last year, which significantly reduces the already constrained space that we can use for practices and games. Only Danehy Park and Russell Field have full-sized fields. These fields are in constant use for youth soccer, Pop Warner football and adult league soccer games and, despite heroic efforts by the City, are deteriorating rapidly as a result. Every year, one out of the four large fields at Danehy is out of service in order to perform the maintenance that is needed to keep the fields viable. The fields at Russell are badly in need of work.

To give you some idea of the CYS population that uses fields in the City: CYS has 1,200 to 1,400 children participating each ten week Fall and Spring season. Their ages range from 6 to 19. We have two programs: an in-town recreational league with teams

that play all of their games in Cambridge and a travel league that plays against other towns so half its games are in Cambridge. The in-town teams all play on smaller fields, fielding 6 players on each side at a time; however this is a large program with over 70 teams, which play at 7 different fields around the city. Twelve of the 30 travel teams play on smaller fields, and the remaining 18 teams play on the full-sized fields. All the travel teams play at Danehy. To accommodate our large number of teams, one of the full-sized fields at Danehy is divided to allow two 6 v. 6 games to take place simultaneously.

All but the very youngest children have team practices at least once a week, with games on Saturday and sometimes Sunday. Teams whose games are on full-sized fields have as many as 22 players, so it is important to be able to have enough practice fields that will accommodate that number. Lusitania was used regularly as a practice field; five teams and almost 100 children practiced there. In the fall, CYS shares field space with the High School soccer teams (6 total), the High School football teams (2) and Pop Warner Football that is also a growing program. In the spring, baseball and softball limit the use of some field spaces.

There is clearly a shortage of field space in the City and we have urged that plans for future development, for example for the Com/Energy site, include open active recreational space, in other words, sports fields. There are several initiatives that the City is planning to improve its sports facilities, including a football stadium at Russell Field and a track at Danehy. We certainly support these initiatives, but want to point out that they will reduce the number of available soccer fields. At Russell, we would lose one full-sized field and likely access to the other field unless the stadium field is designed as multi-use, and at Danehy we would lose the new 6 v. 6 field that was put into service last fall. CYS had been encouraged to learn that the Neville Manor plan provided for a new 6 v 6 soccer field; this in addition to a renovated Lusitania Field would represent a welcome net addition to the City's fields inventory. It is dismaying therefore to contemplate a proposal that excludes the Lusitania renovation and reduces the number of already in adequate number of full-sized fields.

Anne M. Strong
44 Cottage Street, Cambridge, Massachusetts 02139
Phone: (617) 576-4730 Fax: 491-2245

Remarks to 1/14/99 hearing of the Subcommittee on Health and Hospitals
of the Cambridge City Council

Re: Lusitania soccer field at Fresh Pond

I support the City's proposal for revitalizing Neville Manor, and I fail to see the logic of its being tied to the future of Lusitania field. A soccer field does not detract from open space; a soccer field *is* open space. The dispute here is about the use to be made of a parcel of open space that constitutes less than 5% of the Fresh Pond Reservation (less than 2 of the 40 Acres, not counting the golf course).

The soccer field is proposed to be eliminated so that a marsh/pond and meadow can be constructed in its stead. Is there truly no other location in the entire 40 Acres where these features could be located? There already is one marshy pond and the plans call for 3 or 4 other meadows along the shore near Concord Ave. Surely there must be other low, wet areas where a new marsh pond could be developed as well.

With our city's notorious shortage of active recreation open space, we should be *increasing* our supply of soccer fields, not taking away the important resource that Lusitania is. To the extent that concerns about littering, poaching, or other unpermitted use are driving the proposal, I say that the City could regulate the field's use better and minimize such problems, especially where the Master Plan calls for full-time staffing of the Reservation.

More people from *different* parts of Cambridge will come to the reservation if it continues to have a full-size soccer field than if not; once there, many folks will linger to appreciate some of the more nature-oriented aspects as well. On the other hand, without the full-size soccer field, the Reservation's appeal will be less diverse, and it will more predominantly serve only the people living nearby.

Thank you for your consideration.



cc: Cambridge City Council
City Manager Robert Healy
Fresh Pond Master Planning Advisory Committee

Neville - 1/15/99 - Moot

1

January 14, 1999

To: The Health and Hospital Committee of the Cambridge City Council

From: John R. Moot, 44 Coolidge Hill Road, Cambridge

Subject: The Redevelopment of the Neville Manor Nursing Home

In the redevelopment of Neville it is proposed to convert the existing building into assisted living and to build a new nursing home on this site. No new building should be build in the Fresh Pond Reservation.

- 1.- This important park land should be preserved forever as park land.
- 2.- The case for the conversion of Neville to an assisted living facility and the construction of a new nursing home on this site next to the existing building has not been satisfactorily made.
- 3.- The financial plan for the project appears to have some serious weaknesses.
- 4.- There are several significant legal hurdles to be overcome.

1.- No building should be built on the Fresh Pond Reservation.

Cambridge has a shortage of recreation space, and Fresh Pond is the largest such parkland owned by the City. It contributes to the quality of urban life in Cambridge in many ways as Central Park does for New York City.

We need more relief from the increased density of the City and serious traffic congestion. As the metropolitan area becomes more built-up, open spaces in the urban core will become even more important than they are now. For more than a century, the significance of the Fresh Pond Reservation on the quality of life in Cambridge has been recognized.

In its report to the Cambridge Water Board in 1894, the landscape firm of Olmsted, Olmsted and Eliot stated, "It appears that the Water Board land abutting Fresh Pond affords the only opportunity Cambridge possesses for the making of a real park - that is, the making and preserving of a broad landscape of an interestingly natural and picturesque character". Neighborhood parks "cannot supply that particular refreshment that city people find in broad scenery."

The National Recreation Association in 1962, in its report on recreation in Cambridge, pointed out the shortage of open space and recommended that: "Because of the shortage of recreation space in terms of minimum standards, no recreation areas owned by the City or the MDC should be devoted to non-recreational purposes..."

Preservation of our green space ought to be foremost in our goals for the future.

2.- The case for the conversion of Neville to an assisted living facility and the construction of a new nursing home on this site next to the existing building has not been satisfactorily made.

Additional affordable assisted living units in Cambridge would be welcome, but the Fresh Pond Reservation is not the only place to build them. The projected cost comes to \$152,000 per resident for remodeling the existing building. And there is no cost for the land included. The cost to construct assisted living units elsewhere in the city are not likely to be much higher. Sites may take time to find, but they could be spread out in the neighborhoods where the residents would feel more at home.

The construction of a new nursing home in this time of shrinking demand seems precarious. The demand for nursing beds is declining, as the Cambridge Housing Authority recognizes. The plan is for only 100 beds to replace 179, and the Authority believes that is adequate at this time. There has been no visible evidence of an inadequate supply in Cambridge. When the administration of Neville chose to reduce occupancy from 179 to well below 100, they had no problem. When Youville closed its large nursing home, there was no visible hardship. There were no petitions, no protests.

Because there is a surplus of beds in the state, the patients could have found places elsewhere, not too far from home for visitors.

If the decline in demand continues for ten or twenty years, this proposed new facility might be empty. Then, what can you do with a building with its use restricted by State legislation to nursing or assisted living? The Home Rule Petition, if passed, would include this use restriction. Now does not seem to be a propitious time to invest \$10 million in a new nursing home.

If the City feels an obligation to existing residents of Neville, and wishes to continue in the nursing home business in spite of the downward trend in demand and federal subsidies, then the City must figure a way to utilize the empty space at Youville. We understand that there are legal obstacles, but it is difficult to believe that a building at Youville should remain empty while Cambridge builds a new nursing home.

If Neville is to be converted to assisted living and a new nursing home is to be built, the case for locating it on parkland next to Neville has not been made. No adequate evidence has been presented to make the case for placing the nursing home near the assisted living. It might work well. It might not. Those in assisted living might not like to be confronted every day with their possible future in a nursing home. It might be better to have the nursing home near a hospital, but that is not essential. The nursing home can stand alone.

The principle laid down to the Site Selection Committee that the nursing home must be within a mile of Neville, unreasonably restricted its options. The site selection should be redone without that constraint.

3.- The financial plan appears to have some serious weaknesses.

For the Nursing Home

The cost of \$10 million to construct a new facility for 100 beds works out to be \$100,000 per bed. With the demand for nursing homes in decline and federal and state financial support insecure, Cambridge would be taking an unreasonable risk. It could be building a white elephant. And what do you do with an empty nursing home on the Fresh Pond Reservation?

The stated purpose of this project is to eliminate a \$2 million a year operating deficit. The major part of the reduction in operating costs would come from reducing wages, not increasing efficiency. Only an estimated \$200 to \$300,000 will be saved in operating efficiencies. The balance of \$1.7 million comes from cutting wage rates about 25%. The staffing is projected at 100 for 100 beds, the same as the past 180 staff for 179 beds. Risking \$10 million for a net savings in efficiency of \$300,000 does not, on the face of it, seem to make sense.

Furthermore, the ability to reduce the wages by \$1.7 million may be blocked by the 1996 legislation that established the Cambridge Public Health Commission (CPHC), which provided that wages and salaries of employees who transferred from the City to CPHC "shall not be impaired".

For Assisted Living

The success of the proposal to convert Neville to affordable assisted living depends upon an insecure base of Federal and State financial support. Construction costs were estimated at \$11.5 million on 11/19/98. \$4.5 million is to come from a mortgage, presumably from Mass Housing Partnership. What security is Neville Community Partners (NCP) offering? Low Income Tax Credits (LITC) is budgeted for \$3.4 million, but this is not certain. Competition for these funds is severe. \$1.4 million is budgeted for Historic Credit Equity, but that is not a sure thing. Will this financing plan work out? If not, what happens?

The operating budget for the assisted living is based upon major federal and state subsidies in the form of Section 8 subsidies and Group Adult Foster Care payments. Does Cambridge have adequate Section 8 subsidies to allocate 39 to this project? What does that switch in allocations do to support for other affordable housing in Cambridge?

Because LITC funds will be used for construction 39 units must be for residents earning less than 60% of median income (\$23,775 for one person, \$27,188 for two) and these residents will pay only 30% of actual income. The subsidy from Section 8 is estimated at about \$550 and GAFC funding at \$1025 per month. In the budget of 11/19/98, the average income of these residents estimated at close to the maximum to qualify, about \$24,680/year. As a result the estimate, rental income in the budget are the maximum possible, neither realistic nor appropriate for this project. How sure are we of those subsidies from Section 8 and GAFC in the years ahead?

The affordable assisted living financing appears to be on insecure footing, and it absorbs a large number of the Section 8 subsidies. What happens if the assisted living develops operating losses. CASCAP and the Housing Authority, both creations of the City, must cover the losses. How?

Neville - Legal Issues - 1/11/99 - JRM

Legal questions and issues

MEPA - Mass Environmental Protection Act - Requires an ENF, Environmental Notification Form, be filed with Secretary of Environmental Affairs, who will decide if an EIR, Environmental Impact Report, is required. Has the ENF been filed? This report is due before any final decision is made.

There is a State moratorium on building nursing homes until May, 2005. Existing facilities may file for replacement. Has this been done and a permit granted?

Will the contract for management of the Nursing Home need to be resubmitted for bid because Prism Health Group has withdrawn as part of the Neville Community Partners (NCP) team? Has a new company been selected to provide management of the facility? If a new partner has been selected, has the contract been opened up again for competitive bidding?

What are the terms of the arrangement between the Cambridge Public Health Commission and NCP (Neville Community Partners) and among the members of NCP? How are profits figured and what share goes to each of the for-profit organizations? Or is each one on a contract? If so, what are the terms of the contracts? If there is an operating loss, who absorbs the loss and what percentage of it?

For the Assisted Living Facility, Low Income Tax Credits (LITC) will be a major source of capital. To receive LITC, the project must maintain 39 units, 55% of the 71 units planned, for elderly residents earning less than 60% of median income. Residents of these units will be required to pay only 30% of their monthly income for rent. NCP plans to use Section 8 subsidies and Group Adult Foster Care (GAFC) payments to make up the difference. If the income of the residents in these units averages less than \$500 per month each, will Section 8 and GAFC make up the difference now? And for the foreseeable future?

Property ownership. NCP (Neville Community Partners) a not-for-profit organization with a board on which the majority are appointed by CHsgA and CASCAP, and NCP will own the buildings and have a 99 year lease from the City. The NCP does, however, have two for-profit members. If there is an operating deficit, the NCP will be responsible for raising the funds to cover losses. From where? If it does not and goes bankrupt, who will then own the building? If the new owner does not wish to use the building for a nursing home, does he have any options?

Wages at the new nursing home. The 1996 act establishing the Cambridge Public Health Commission (CPHC) provides that wages and salaries of employees who transferred from the City to CPIIC "shall not be impaired". Can the wages be reduced by \$2 million as proposed?

City of Cambridge

In City Council February 1, 1999

The Health and Hospitals Committee conducted a public meeting on Thursday, January 14, 1999 at 5:40 p.m. in the Sullivan Chamber.

The purpose of the meeting was to discuss the Neville Manor and to receive an update of the recommendations from the Neville Manor Site Plan Advisory Committee siting a plan for the skilled nursing facility that maximizes open space.

Present at the meeting were Councillor Katherine Triantafillou, Chair of the Committee, Councillors Kenneth Reeves, Timothy Toomey, Sheila Russell, Henrietta Davis and Kathleen Born, Vice Mayor Anthony Galluccio, Robert W. Healy, City Manager, Richard Rossi, Deputy City Manager, Ellen Semenoff, Deputy City Manager for Human Services, John O'Brien, CEO, Cambridge Public Health Commission, Donald Drisdell, Deputy City Solicitor, Nancy Glowa, First Assistant City Solicitor, Paul Ryder, Recreation Director, Rachael Seymour, Management Intern, Donna Lopez, Deputy City Clerk and Dennis Carlone, Architectural and Urban Design Consultant.

Councillor Triantafillou requested a presentation from Mr. John O'Brien, CEO, Cambridge Public Health Commission.

Mr. O'Brien stated that the Neville Manor Site Plan Summary Report was an update on the work of the site advisory committee. He stated that revisions need to be made to the home rule legislation. He stated that Mr. Dennis Carlone, Architectural and Urban Design Consultant would outline the recommendations made by the site advisory committee.

The committee heard from Richard Rossi, Deputy City Manager, who stated that last Spring when the City Council asked the City Manager and Mr. O'Brien to look for another site, a committee was formed regarding the Neville Manor site. The committee, he said, is comprised of both supporters and opponents to the redevelopment of the Neville Manor site. Meetings were held in the Spring and Fall and in November a workshop was held. Many groups were consulted together with the advisory committee and a site was selected which includes a nursing home and an assisted living facility. He further stated that the committee recommended that a new building be built for the nursing home and an assisted living facility be renovated on the current site. The square footage of the new structures will not exceed that which is on the site presently, he said. The recommendation includes a soccer field and a parking facility. Lusitania Field will be returned to its natural state. Mr. Rossi further stated that soccer is an important element and that a youth soccer field is planned on the Neville Manor

Committee Report #1 S-95 ~~SS~~

A report from Councillor
Triantafillou, Chair of the Health
and Hospital Committee for a meeting
held on January 14, 1999 for the
purpose of discussing Neville Manor.

See December 7, 1998
Sundries

In City Council February 1, 1999

Report Accepted

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