

Save Our Neighborhood

RECEIVED BY
SECRETARY OF CITY CLERK
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CAMBRIDGE MA.

June 9, 1994.

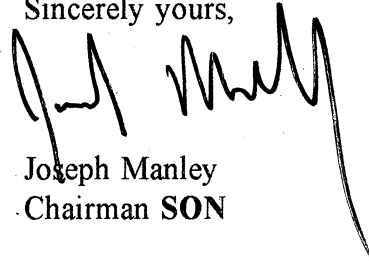
Ms. Margaret Drury
Cambridge City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

I hereby request that the enclosed letter to the City Council and attachments be incorporated into the permanent records of the Cambridge City Council.

As always, we appreciate your assistance and cooperation.

Sincerely yours,



Joseph Manley
Chairman SON

Attachments

JPM/hd

**COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
JUNE 1994**

WHEREAS, There has been no hard data to prove that there are unmet outpatient needs in Cambridge, and no evidence that any facilities the Cambridge Hospital may need could not be better acquired by merger;

WHEREAS, Definitive knowledge of the future consequences of national health care reform is lacking at this time, and the Cambridge Hospital is now running multi-million dollar deficits, as it has most of the time since the last major construction project;

WHEREAS, Our neighborhood, a largely residential area with many narrow one-way streets, is already over-developed and over-built;

WHEREAS, Cambridge Hospital's proposal to include Camelia Avenue and 8 & 10 Camelia in its lot is purely and simply an attempt to subvert zoning protections, so that it can build more than the neighborhood can stand, thereby putting the neighborhood at risk of future encroachment and loss of residential quality;

WHEREAS, the Mid-Cambridge Neighborhood Association has so far voted against the discontinuance of Camelia Avenue, and Save Our Neighborhood opposes the entire Camelia transfer;

WHEREAS, There is a clear lack in our neighborhood of affordable single family homes suitable for growing families, such as 10 Camelia Avenue;

WHEREAS, Humanitarian concerns for the current owners of 10 Camelia Avenue can be addressed by the Hospital purchasing the property for resale after the project is completed or terminated;

WHEREAS, Agreements and promises regarding future growth and neighborhood encroachment cannot be made legally enforceable, and the Hospital has a long record of breaking such promises to the neighborhood;

BE IT RESOLVED THAT:

- I. The City of Cambridge place the current Cambridge Hospital expansion project on hold until such time as the national health care legislation is passed by the US Congress, and an in-depth evaluation of its implications for the Hospital can be performed by independent consultants of recognized reputation;**
- II. In the event the Hospital builds, the size of project construction be reduced to well below maximum levels allowed by the current zoning code, as applied to the lot assigned to the Cambridge Hospital as of June 1, 1994;**
- III. The Cambridge City Council disapprove the discontinuance of Camelia Avenue and the transfer of the Avenue and 8 & 10 Camelia Avenue into the Hospital's property;**
- IV. The City Council attach the following as conditions for the City's purchase of 10 Camelia Avenue that 1) the property be sold on the residential housing market after completion or termination of the proposed expansion project and 2) There be a permanent prohibition against use of the property for any institutional purposes.**

June 1, 1994

William B. King, Chairman
Cambridge Historical Commission
57 Inman Street
Cambridge, MA 02139

John Moos, Chairman
Tony Platt, Vice Chairman
Mid-Cambridge Neighborhood Conservation
District Commission
57 Inman Street
Cambridge, MA 02139

Re: The Cambridge Hospital Expansion Project

Ladies and Gentlemen:

The undersigned residents of Mid-Cambridge believe that the Cambridge Hospital currently exerts substantial pressure on the residential character of our neighborhood. The undersigned further believe that on-site expansion of the Hospital will result in unacceptable pressure and excessive density that will degrade and may destroy the residential character of our neighborhood. The expansion project is even more disturbing when one considers that the expansion would violate zoning regulations if the Hospital had not obtained a variance in 1966. The 1966 variance itself was a mistake, resulted in excessive density and would unquestionably be opposed today. The 1967 construction that resulted from that variance violated the objective standards of the Cambridge zoning code and proceeded only because the variance was not challenged. Any challenge at that time would have defeated the variance because the variance does not meet statutory requirements. In short, the existing building is too much for the neighborhood by objective zoning standards, and the expansion is only taking place because the Hospital obtained a variance in 1966 that never should have been granted.

Consequently, the undersigned residents of Mid-Cambridge request that the Cambridge Historical Commission and the Mid-Cambridge Neighborhood Conservation District Commission use their authority under the Home Rule Ordinance under Section 2.78 of the Ordinances of the City of Cambridge to preserve the residential character of our neighborhood and reduce excessive density by reducing by 50% the amount that the Hospital is permitted to expand on-site.

Sincerely yours,

(Signature)

(Print Name)

(Street Address)

(Telephone Number)

(Signature)

(Print Name)

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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
JUNE 1994

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JUNE 1994

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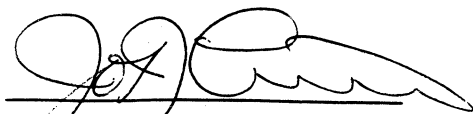
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JUNE 1994

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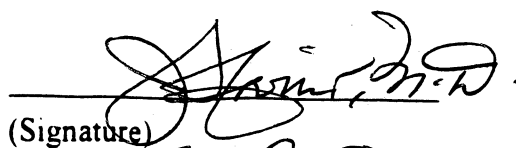
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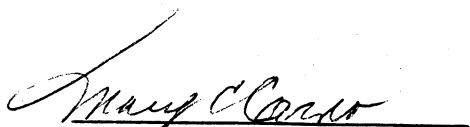
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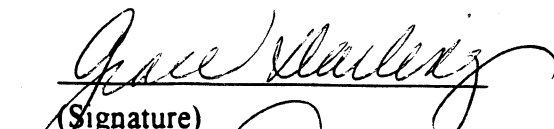
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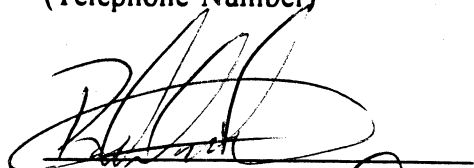
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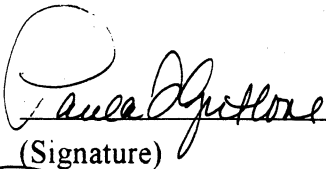
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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
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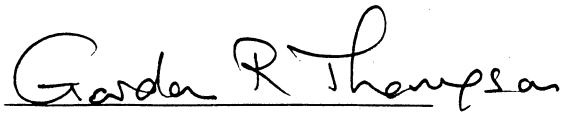
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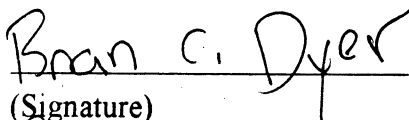
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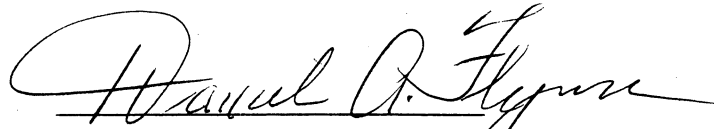
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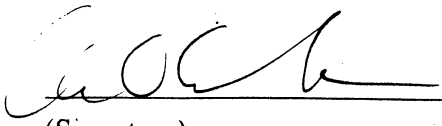
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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
JUNE 1994

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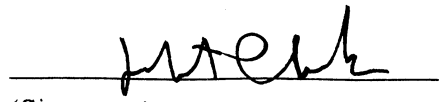
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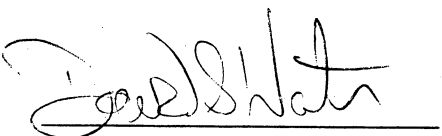
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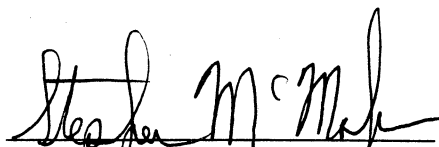
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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
JUNE 1994

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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
JUNE 1994

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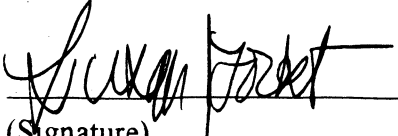
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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
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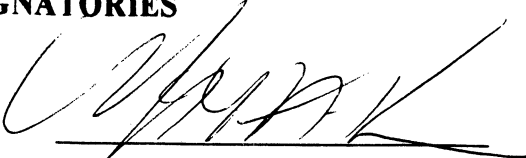
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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
JUNE 1994

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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
JUNE 1994

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COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT
JUNE 1994

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JUNE 1994

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JUNE 1994

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JUNE 1994

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JUNE 1994

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JUNE 1994

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JUNE 1994

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JUNE 1994

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(Signature)

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support
* section 1 of resolution only

Richard K. Winslow Jr.
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JUNE 1994

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JUNE 1994

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JUNE 1994

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Kevin O'Connell

(Signature)

Kevin O'Connell

(Print Name)

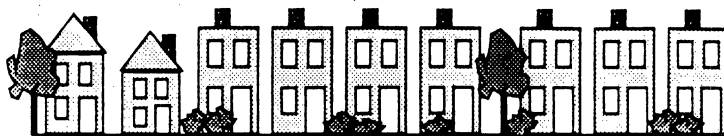
17 Marie Ave

(Street Address)

Cambridge

(City)

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Save Our Neighborhood

June 9, 1994

Cambridge City Council
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

To the Honorable, the City Council:

On behalf of the Cambridge community at large, including both MCNA and SON members, I am forwarding to you the attached "JUNE 1994 COMMUNITY RESOLVE ON THE CAMBRIDGE HOSPITAL EXPANSION PROJECT".

This "non-denominational" petition was circulated and signed by both MCNA and SON members. The following 166 signatures have been collected in just the last 5 days.

This very strong response reflects a growing consensus in the Cambridge community:

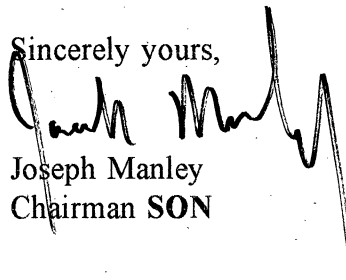
- 1) Against the Hospital's takeover of Camelia Avenue houses and public way as a grave and damaging encroachment that threatens the entire future of the residential neighborhood;
- 2) That the financial risks of the project are too great in the absence of final national health care reform legislation, and definitive, hard, complete and objective facts on the impact of such legislation on the Cambridge Hospital.

We expect many more signatures before the June 13 hearing. We will present those to you at that time.

I also forward to you the text of a community letter to the Cambridge Historical Commission, requesting that it exercise its unappealable authority to reduce the project by 50%. This letter is being signed by all those signing the petition to the Council. Signatures shall continue to be collected until the Commission publicly reviews the project.

Thank you for your attention. We look forward to seeing you at the June 13 hearing, and thank you for setting that time aside for a discussion of these issues.

Sincerely yours,



Joseph Manley
Chairman SON

cc: City Clerk
Massachusetts Department of Public Health, Determination of Need Office

19 Leonard Avenue • Cambridge, Massachusetts • 02139 • Tel. (617) 491-5122
15 Cooney Street • Somerville, Massachusetts • 02143 • Tel. (617) 491-5122
Fax (617) 864-1666

Consent Comm. # 10 *S286*

Comm. from Joseph Manley, Chairman,
Save Our Neighborhood, transmitting a
document entitled "June 1994 Community
Resolve on the Cambridge Hosptial Expansion
Project" together with signatures from
residents in opposition to the expansion
of the Cambridge Hospital.

In City Council,

June 13, 1994

*6/13/94 Referred to
hearing scheduled for
7:00 P.M.*