

15

1916  
Assessors

4150/557  
4284/476

1916

16

Locus



CITY OF CAMBRIDGE.

In City Council

October 2, 1924

WHEREAS:- The Board of Park Commissioners, in a communication of February 6, 1924 have requested the City Council to take in

right of eminent domain, lots numbered 31, 40, 39, 41, 38, 37

Assessors' Block Plan 130 for playground purposes, and WHEREAS

necessity requires the taking of the above mentioned lots of

buildings thereon, for playground purposes, it is therefore

That the following described parcels of land be taken in fee

of the City of Cambridge for playground purposes. Said lots are

particularly described as follows: Lot 31, Assessors' Block Plan

Assessed to Inez and Genevieve Clarke. Beginning at a point

southerly line of Flagg Street distant three hundred (300) feet

from the westerly line of Banks Street, thence southerly by land

City of Cambridge, 173.52 feet to land of Walter A. O'Brien and

Cook, thence westerly by land of said Walter A. O'Brien and

20.86 feet to easterly line of Memorial Drive so-called, thence

ly by a curved line along said easterly line of Memorial Drive

154.88 feet to a tangent point of a curve of 20 feet radius,

northerly and easterly by a curve of 20 feet radius 37.8 feet

other tangent point in the southerly line of Flagg Street, thence

erly along said southerly line of Flagg Street 44.77 feet to

of beginning. Containing about 7,780 square feet. Lot 40, Ass

Block Plan 130 - Assessed to Heirs of Elizabeth A. Forrest.

at a point in the southerly line of Flagg Street at its inter

with the westerly line of Banks Street, thence southerly along

erly line of Banks Street, thence southerly along said westerly

Banks Street 50 feet to land now or formerly of Joseph O. Bullard

westerly along land now or formerly of Bullard 60 feet, thence

along other land of Heirs of Elizabeth A. Forrest 50 feet to

thence easterly along southerly line of Flagg Street 60 feet

of beginning. Containing about 3,000 square feet. Lot 39, Ass

Block Plan 130 - Assessed to Heirs of Elizabeth A. Forrest.

at a point in the southerly line of Flagg Street 60 feet west

west line of Banks Street, thence southerly along land of He

beth A. Forrest 50 feet, thence westerly along land now or fo

Joseph O. Bullard 60 feet to a passageway, thence northerly

passageway 50 feet to line of Flagg Street, thence easterly

erly line of Flagg Street 60 feet to the point of beginning

about 3,000 square feet. Lot 41, Assessors' Block Plan 130



erly along land now or formerly of said Joseph O. Bullard 78.5  
the point of beginning. Containing about 5,617 square feet.  
for the said takings are awarded as follows:

- Lot 31, Assessors' Block Plan 130 - Inez & Genevieve Clarke
- Lot 40, Assessors' Block Plan 130 - Heirs of Elizabeth Forrest
- Lot 39, Assessors' Block Plan 130 - Heirs of Elizabeth Forrest
- Lot 119 Assessors' Block Plan 130 - Devises of Joseph O. Bullard
- Lot 118, Assessors' Block Plan 130 - Mary H. Williams
- Lot 38, Assessors' Block Plan 130 - Devises of Joseph O. Bullard
- Lot 37, Assessors' Block Plan 130 - Devises of Joseph O. Bullard
- Lot 42, Assessors' Block Plan 130 - Catherine C. Shaughnessy

In City Council Oct. 28, 1924. Adopted by the affirmative vote of  
members. Frederick H. Burke, City Clerk. Executive Department  
31, 1924. Approved, Edward W. Quinn, Mayor. A true copy, Attest  
erick H. Burke, City Clerk. -----  
Middlesex ss. Nov. 4, 1924. 12h. 55m. P.M. Rec'd & Recd

CITY OF CAMBRIDGE In City Council, October 28, 1924

ORDERED: That the Superintendent of Streets be authorized to  
stones upon the sidewalks in the streets hereinafter named.  
thereof to be charged to the appropriation for Street Department  
Edgestones and Sidewalks). The cost of the materials furnished  
essed upon the owners of abutting estates, according to law.  
132-134-140 Garden St. - Petition of A. Barron, owner. Block  
Lots 64 and 65. In City Council, Oct. 28, 1924. Adopted by  
tive vote of 13 members. Frederick H. Burke, City Clerk.  
partment, Oct. 31, 1924. Approved, Edward W. Quinn, Mayor.

CITY OF  
BRIDGE  
ER for  
EWALK  
SMTS.

Margaret A. Vail, wife of Frederick R. Vail and Florence S. Vail, wife of George M. Vail do hereby release unto the said City of Cambridge and its successors and assigns all right of or to either DOWER, HOMESTEAD AND CURTESY in the granted premises. IN WITNESS WHEREOF we the said Frederick R. Vail, Margaret A. Vail, George M. Vail and Florence S. Vail hereunto set our hands and seals this twenty-eighth day of June in the year one thousand nine hundred and seventeen. Frederick R. Vail (seal) George M. Vail (seal) Florence S. Vail (seal) Margaret A. Vail (seal). Signed, sealed and delivered in presence of, COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. June twenty-eighth 1917.

Then personally appeared the above named George M. Vail and acknowledged the foregoing instrument to be his free act and deed, before me, Harry W. McKay, Notary Public. (Notarial seal) My commission expires March 29, 1923.

Middlesex ss. July 21, 1917. 11h. 13m. A.M. Rec'd & Recorded.

4152/557

MR Sec plan 4150/END

CITY OF CAMBRIDGE.

In City Council, February 6th, 1917.

WHEREAS, the Board of Park Commissioners in a communication, under date of November 27, 1916, have requested the City of Cambridge, to take in fee by right of eminent domain land numbered 32 and 33 on assessors' plan of Flagg Street in the City of Cambridge belonging to Mrs. L. Clarke, et al and WHEREAS, public necessity requires the taking of two lots of land for public playground purposes, it is therefore ORDERED: that the City of Cambridge, under authority given in section 60 of chapter 267 of the legislative acts of the year 1915, hereby takes by right of eminent domain, two lots of land numbered 32 and 33 on the assessors' plan of Flagg Street in the City of Cambridge belonging to Mrs. L. Clarke et al for a public playground, which lots are more

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Book # 4150/558

particularly described as follows: beginning at a point in the southerly line of Flagg Street, at its intersection with the division line between land of Inez and Genevieve Clarke and land of Herbert Clarke, Trustee, thence southerly along said division line and the division line between said Clarke and land of George T. Bosson 173.52 feet to its intersection with the division line between land of said Clarke and land of Walter A. O'Brien and Fred C. Cook, thence westerly along said division line 120 feet to its intersection with the division line between land of said Clarke and land of the President and Fellows of Harvard College, thence northerly along said division line 173.52 feet to its intersection with the southerly line of Flagg Street, thence easterly along said southerly line 120 feet to the point of beginning. Containing 20,820 square feet more or less. The land described is lots #32 and #33 on assessors' plan 130. In City Council, May 14, 1917. Adopted by the affirmative vote of 14 members. Edward J. Brandon, City Clerk. June 5, 1917. Adopted over veto. Yeas 12 Nays 0. Attest: Edward J. Brandon, City Clerk. A true copy. Attest: Edward J. Brandon, City Clerk. - - - - -

Middlesex ss. July 21, 1917. 11h. 13m. A.M. Recd & Recd

KNOW ALL MEN BY THESE PRESENTS that I, Percival J. Erlandson, as I am executor of the will of James F. Eaton, late of Malden, Middlesex County, Massachusetts, appointed June 1, 1917, by the Probate Court for said County, holder as such executor of certain mortgages given to said James F. Eaton and recorded with Middlesex South District Deeds as follows: By Sophia J. and Paul G. Erlandson, dated April 1, 1917, recorded book 4132, page 488. Alice Shick & Phillip Shick, October 16, 1914 recorded book 3000



15

1930 Assessors.

1930

16





# CITY OF CAMBRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT

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

617-349-4600

Fax 617-349-4669

To: Robert W. Healy  
City Manager

From: Michael H. Rosenberg *MHR*  
Assistant City Manager for Community Development

Re: City Council Order #24, Dated 4/29/91  
Cost Analysis of converting the Third Street Fire Station

Date: June 6, 1991

The Third Street Fire Station is approximately 11,780 Sq. Ft. It has two floors and a basement in addition to a "hose" tower. The building would have to undergo a complete gut-rehabilitation in order for it to be usable as a community center. Based on available information (without, however, the benefit of a complete structural analysis), recognizing the historic character of the building, the development cost per Sq. Ft. is estimated as at least \$120. That estimate would bring the total development cost to a minimum of \$1,413,600.

14.



CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300  
FAX. 349-4307

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

June 10, 1991

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 23, regarding cost analysis of converting the Third Street Fire Station to a full community center, received from Michael Rosenberg, Assistant City Manager for Community Development.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mev  
attachments

14.

**CONSENT AGENDA**

Transmitting communication from Robert W. Healy relative to Awaiting Report Item No. 23, a cost analysis of converting the Third Street Fire Station to a full community center.

In City Council,

June 10, 1991

- \* Dorothea Johnston  
30 Jackson Street  
Cambridge, Ma.
- \* Sandra Scheir  
11 King Street  
Cambridge, Ma.
- \* Margaret Mikalauskas  
14 Walden Street  
Cambridge, Ma.
- \* Ruth Davis  
29 Norris Street  
Cambridge, Ma.
- \* James McSweeney  
29 Harrison Avenue  
Cambridge, Ma.

These individuals indicated that they have supported affordable housing throughout the North Cambridge area in the past and believe that now is the time to preserve open and recreational space in an effort to maintain the quality of life within the area.

Speaking in support of transferring this site to the AFFORDABLE HOUSING TRUST were:

- \* Daniel Wuenschel  
Executive Director  
Cambridge Housing Authority  
270 Green Street  
Cambridge, Ma.
- \* Reverend Herb Cummings  
6 Arlington Street  
Cambridge, Ma.
- \* William Holstaffer  
15 Leonard Avenue  
Cambridge, Ma.

Mr. Wuenschel stated that he strongly supports building housing on all of the proposed sites given the critical need in Cambridge for additional housing. He commended the City Council for its initiative on this issue and stated that not enough can be done to supply housing. Furthermore he stated that he had met with a fairly large number of residents at 2050 Massachusetts Avenue regarding their position on transferring 12 Walden Street to the Trust and he believed that much of the opposition comes from the loss of parking spaces at the building.

Mr. Wuenschel informed the Council that currently there was

a waiting list of some 4600 people seeking public housing; 2000 of which are Cambridge residents. Responding to Councillor Russell, Mr. Wuenschel stated that the list is updated on a regular basis. Responding to a question from Mayor Wolf, Mr. Wuenschel stated that the list was created in 1988 and is the basis upon which the C.H.A. attempts to place applicants for open housing. He then outlined to the Council the criteria for admission to public housing as mandated by Federal and State law.

Councillor Cyr requested some guidance from Mr. Wuenschel relative to this issue of affordable housing in various neighborhoods.

Mr. Wuenschel responded by stating that records will show that real estate values in Cambridge have not been adversely effected by the development of affordable housing in the past and they won't be in the future. He used the site of 2050 Massachusetts Avenue as an example.

Vice Mayor Reeves questioned whether or not cross registration from city to city was allowed for the purpose of applying for housing within Cambridge.

Mr. Wuenschel stated that was exactly correct and such registration is allowed throughout the Commonwealth of Massachusetts, thereby resulting in the high number of 4000 applicants.

The hearing was adjourned at 7:14 P.M.

109 Pemberton Street ( 7:25 P.M.)

Speaking in opposition to the transfer of this site to the AFFORDABLE HOUSING TRUST were:

- \* Don McMath  
97 Pemberton Street  
Cambridge, Ma.
- \* Dottie McMath  
97 Pemberton Street  
Cambridge, Ma.
- \* Claire French  
97 Pemberton Street  
Cambridge, Ma.
- \* Helen Hollam  
95 Pemberton Street  
Cambridge, Ma.
- \* Barbara Hickey  
83 Pemberton Street

Cambridge, Ma.

- \* Dorothy Reilly  
88 Pemberton Street  
Cambridge, Ma.
- \* Joseph O'Hare  
147 Pemberton Street  
Cambridge, Ma.
- \* Arthur Cody  
143 Pemberton Street  
Cambridge, Ma.

( Mr. Cody stated that he had served on the North Cambridge Study Group which reported out their findings eight months ago indicating that this particular site should remain open space and now was somewhat confused to find out that the Community Development Department was recommending it be transferred to the Trust.)

- \* Carolyn Meath  
15 Brookford Street  
Cambridge, Ma.
- \* Eve Sullivan  
144 Pemberton Street  
Cambridge, Ma.
- \* Lynn Dever  
5 Yerxa Road  
Cambridge, Ma.
- \* Peter Cignetti  
5 Theriault Court  
Cambridge, Ma.
- \* Carol Lee  
15 Yerxa Road  
Cambridge, Ma.
- \* Denise Jillson  
5 Chester Street  
Cambridge, Ma.
- \* James Quinn  
54 Haskell Street  
Cambridge, Ma.
- \* George McCray  
2301 Massachusetts Avenue

Cambridge, Ma.

Speaking in favor of transferring this site to the AFFORDABLE HOUSING TRUST were:

- \*Nancy Nye  
203 Pemberton Street  
Cambridge, Ma.
- \* Barbara Hanksberry  
6 Sargent Street  
Cambridge, Ma.
- \* Peter Daly  
Homeowner's Rehab. Inc.  
78 Massachusetts Avenue  
Cambridge, Ma.

At this time the Council entered a discussion on the importance of open space and affordable housing with Councillors Russell, Sullivan and Walsh indicating their support for the neighborhood and Councillor Toomey indicating his concern relative to building affordable housing at this particular site.

Councillor Duehay reminded his colleagues that the purpose of these public hearings was to receive testimony from neighborhood residents and to keep an open mind. Councillors Cyr and Myers agreed.

Councillor Duehay moved that this matter be taken under advisement.

The motion carried.

The hearing adjourned at 8:41 P.M.

25 Lowell Street ( 8:50 P.M.)

Prior to the start of this hearing Vice Mayor Reeves questioned the Community Development Department relative to the current terms and conditions of the lease between the Lowell Street School and the City of Cambridge.

Mr. Michael Rosenberg, Assistant City Manager for Community Development responded by stating that the current lease runs through 1995.

Speaking in opposition to the transfer of this site to the AFFORDABLE HOUSING TRUST were:

- \* Polly Cobb  
140 Lexington Avenue  
Cambridge, Ma.

(Prepared text enclosed )

- \* Alicia Sinclair  
80 Alpine Street  
Cambridge, Ma.
- \* Rebecca Leland  
102 Coolidge Hill Road  
Cambridge, Ma.
- \* Jane Wainwright  
17 Gray Gardens East  
Cambridge, Ma.
- \* Berit Strong  
186 Arborway  
Jamaica Plain, Boston
- \* Gweneth Knight  
149 Brattle Street  
Cambridge, Ma.
- \* Richard Currier  
148 Lexington Avenue  
Cambridge, Ma.
- \* Peter Temin  
15 Channing Street  
Cambridge, Ma.
- \* Ronald Fleming  
2 Hubbard Park Road  
Cambridge, Ma.
- \* Timothy Keefe  
2175 Massachusetts Avenue  
Cambridge, Ma.
- \* Jerri Harrison  
Director  
Lowell Street School  
25 Lowell Street  
Cambridge, Ma.

( Ms. Harrison outlined to the City Council the current school enrollment, its work with the City of Cambridge, its work study programs and outreach programs.)

- \* Kathryn Zuckerman  
100 Memorial Drive  
Cambridge, Ma.
- \* Penny Kleespies  
105 Hammond Street

Cambridge, Ma.

- \* Peter Stevens  
Past President  
Arts Association
- \* Jane Daniel  
700 Huron Avenue  
Cambridge, Ma.
- \* Leonard Kaplan  
24 Gibson Street  
Cambridge, Ma.
- \* Reverend Robert Bennett  
49 Hawthorne Street  
Cambridge, Ma.
- \* Darryl D'Guerra  
272 Upland Road  
Cambridge, Ma.
- \* Larry Kotin  
Neighborhood 10 Association
- \* Joan O'Connor  
2 Longfellow Road  
Cambridge, Ma.
- \* Lucy Fowler  
70 Fresh Pond Parkway  
Cambridge, Ma.
- \* Tom Horwood  
42 Plympton Street  
Boston, Ma.
- \* Joan Hill  
Arlington, Ma.
- \* Elizabeth Parsons  
32 Garfield Street  
Watertown, Ma.

Vice Mayor Reeves discussed with various speakers the apparent lack of financial support through scholarships to minority children throughout Cambridge, stating that arts are for everybody and suggested that the school conduct broad outreach to achieve real diversity at the school.

Councillor Cyr stated his agreement and said that the audience and literature the which was distributed this evening was not

diverse. Furthermore he stated he did not buy the idea that the



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

JOSEPH E. CONNARTON  
CITY CLERK

(617) 349-4260

JOHN E. FLYNN  
DEPUTY CITY CLERK

May 21, 1991

Dear Resident:

Please be advised that the Cambridge City Council will conduct a series of hearings for the purpose of receiving testimony relative to the transfer of city owned parcels to the **AFFORDABLE HOUSING TRUST** as follows:

Monday, June 10, 1991      7:00 P. M.      149 - 189 Banks Street -  
Hearing to be held in the Sullivan  
Chamber, City Hall, Cambridge,  
Massachusetts.

Tuesday, June 11, 1991      **SPECIAL CITY COUNCIL MEETING TO BE  
HELD AT THE HARRINGTON SCHOOL, 850  
CAMBRIDGE STREET, AS FOLLOWS:**

5:30 P. M.      29 Third Street

7:00 P. M.      331 Norfolk Street

8:30 P. M.      178 Webster Avenue

Wednesday, June 12, 1991      **SPECIAL CITY COUNCIL MEETING TO BE  
HELD AT THE M. E. FITZGERALD SCHOOL,  
70 RINDGE AVENUE, AS FOLLOWS:**

5:30 P. M.      12 Walden Street

7:00 P. M.      109 Pemberton Street

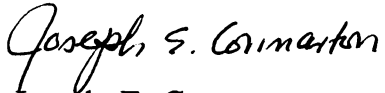
8:30 P. M.      25 Lowell Street

- 2 -

All persons interested may appear at this time and be heard.

Your kind attention in this matter will be greatly appreciated by the City Council.

Sincerely yours,

  
Joseph E. Connarton,  
City Clerk

JEC/dl

25, Lowell St.

Neva R. Kaiser  
& Neva Goodwin  
11 Lowell St.  
Cambridge, MA 02138

Richard I. Krauss  
64 Amory St.  
Brookline, MA 02146

Susanne E. Jensen, Life Estate  
Christopher & Christine Jensen  
15A Lowell St.  
Cambridge, MA 02138

Edward & Constance Holden  
16 Lowell St.  
Cambridge, MA 02138

Adam B. & Mary H.B. Ulam  
17 Lowell St.  
Cambridge, MA 02138

Eilizabeth J. Hodges  
19 Lowell St.  
Cambridge, MA 02138

Herbert I. Harris  
20 Lowell St.  
Cambridge, MA 02138

J.D., S.P., & E.Y. Constable  
R., J.VH., & A.Y. Constable  
I.D., C., & Giles Constable  
63 Bullard St.  
Sherborn, MA 01770

Francis H. Duehay  
26 Lowell St.  
Cambridge, MA 02138

Thomas Kiely  
Mary E. Cahalane  
28 Lowell St.  
Cambridge, MA 02138

David B. & Joan E. O'Connor  
2 Longfellow Rd.  
Cambridge, MA 02138

Gordon & Dorothy Kaufman  
6 Longfellow Rd.  
Cambridge, MA 02138

Weldon D. & Rebecca E. Pries  
10 Longfellow Rd.  
Cambridge, MA 02138

Carlos A. & Judith B. Neu  
16 Longfellow Rd.  
Cambridge, MA 02138

Walter J. Popper  
D. Fleet Hill  
22 Longfellow Rd.  
Cambridge, MA 02138

Francesco P. Fiore, Jr.  
Irene Fiore  
277 Mt. Auburn St.  
Cambridge, MA 02138

Gloria L. Catalano  
269 Mt. Auburn St.  
Cambridge, MA 02138

7 Warren St.  
109 Pemberton St.

Joseph J. Ianelli, Trustee  
Camwar Realty Trust  
10 Warren St.  
Cambridge, MA 02141

Peter Parise, Jr.  
Catherine Spinosa  
Idalyne Nicoloro  
14 Warren St.  
Cambridge, MA 02141

Joseph Nicolaro  
162 Thorndike St.  
Cambridge, MA 02141

Francis J. & James Pacheco  
16 Warren St.  
Cambridge, MA 02141

Thomas Ryan  
7 North Hill Dr.  
Lynnfield, MA 01940

Antonio & maria Dias  
18 Fountain Ave.  
Somerville, MA 02145

Lydia Morley &  
City of Camb. Tax Title  
93 Sheridan St.  
Lynn, MA 01902

James W. & Maureen V. Sauer  
14 Marion St.  
Cambridge, MA 02141

Joseph & Marie I. Aubourg  
16 Marion St.  
Cambridge, MA 02141

Joseph J. Ianelli  
Jaci Relaty Trust  
80 Park Ave.  
Cambridge, MA 02138

Giro & Elizabeth DiBiase  
26 Gerard Rd.  
Winchester, MA 01890

Manuel S. & Maria Barros  
4 Marion St.  
Cambridge, MA 02141

Joseph & Hilda Bairos  
6 Jefferson St.  
Cambridge, MA 02141

Joseph & Emilia Barros  
8 Jefferson St.  
Cambridge, MA 02141

Diane M. & Richard E. Beaudoin  
Trustees, Fairfield Trust  
598 Shady Hill Dr.  
No. Reading, MA 01864

Helen M. Fay  
48 Fairfield St.  
Cambridge, MA 02140

Kostia Bergman  
Libby Zimmerman  
54 Fairfield St.  
Cambridge, MA 02140

Deborah Silverstein  
Jeffrey E. Laurie  
54 Fairfield St.  
Cambridge, MA 02140

Charles A. & John A. Hurley  
George A. Hurley  
60 Fairfield St.  
Cambridge, MA 02140

Ralph J. & Maria M.B. Coburn  
64 Fairfield St.  
Cambridge, MA 02140

Alison F. Sanders-Fleming  
77 Pemberton St.  
Cambridge, MA 02140

John F. Eliassen  
79 Pemberton St.  
Cambridge, MA 02140

Frank F. & Muriel E. Robichaud  
81 Pemberton St.  
Cambridge, MA 02140

Barbara J. Hickey  
83 Pemberton St.  
Cambridge, MA 02140

Dorothy & Donald McMath  
97 Pemberton St.  
Cambridge, MA 02140

Corporal Burns Shelter

Jennifer Malloy  
Real Estate Department  
P O Box 154  
Quincy, MA 02269

Donal & Mary Harrison  
385 Windsor Street  
Cambridge, MA 02141

Charles Laverty  
Paul Lohnes  
323 Broadway  
Cambridge, MA 02139

178 /26 Lincoln

Dinez Oliveria, et al  
29 Pond Street  
Billerica, MA 01821 1903

Edward Culhane, et al  
Nine Merrill Road  
Watertwon, MA 02172 1231

Daniel Scannell  
158 Webster Avenue  
Cambridge, MA 02141 1355

Albert & Leontina Pacheco  
26 Meacham Road  
Cambridge, MA 02140

Presidents & Fellows of  
Harvard College  
Harvard Real Estate  
Room 1000  
Holyoke Center  
1350 Massachusetts Avenue  
Cambridge, MA 02138 3895

Albnao Vincente  
161 Webster Avenue  
Cambridge, MA 02141

Helen Lima  
Lillian Carter, et al  
389 Windsor Street  
Cambridge, MA 02141 1339

Mariano & Natalie Furtado  
164 Webster Avenue  
Cambridge, MA 02141

Matthew Gerdvanis, et al  
395 Windsor Street  
Cambridge, MA 02141

Joseph Cashman  
136 Banks Street  
Cambridge, MA 02138 6105

Carmen Medeiros  
169 Lake Street  
Arlington, MA 02174

Stella Burke  
399 Windsor Street  
Cambridge, MA 02141

Larbi Ridah Derbali, et al  
15 Flagg Street  
Cambridge, MA 02138 6109

Richard & Carol Silva  
197 Webster Avenue  
Cambridge, MA 02141 1354

Manuel & Teresa Sousa  
401 Windsor Street  
Cambridge, MA 02141 1339

Danielle Gray, Trustee  
16 Flagg Street  
Cambridge, MA 02138

Joseph & Idalina Costa  
370 Windsor Street  
Cambridge, MA 02141 1342

Harwell Homes, INC  
c/o Federal National Mort Asso  
950 East Paces Ferry Road  
Atlanta, GA 30326 1161

Jill Harkaway, et al  
19-21 Flagg Street  
Cambridge, MA 02138

Henriqueta Resendes  
371 Windsor Street  
Cambridge, MA 02141

Edward & Eldbert Andrew  
Nine Lincoln Street  
Cambridge, MA 02141

Jeffrey Clark  
20 Flagg Street  
Cambridge, MA 02138

Isabella Carrieri  
378 Windsor Street  
Cambridge, MA 02141

Mary Perry  
11 Lincoln Street  
Cambridge, MA 02141

John Medalanos  
One Walker Court  
Cambridge, MA 02138

Paul & Evelyn Ahern  
14 Buena Vista Park  
Cambridge, MA 02140 2635

Joseph & Zelia Kellegher  
40 Pupkis Road  
Tewksbury, MA 01876

Jacek Von Henneberg  
11 A Walden St.  
Cambridge, MA 02140

Beryl W. Chan, Trustee  
Bowen Realty Trust  
P.O. Box 250  
Chestnut Hill, MA 02167

Walter J. & Yvonne J. Ross  
3 Lakeside Dr.  
Monson, MA 01057

Joseph L. Dynan, Jr.  
5 Walden St., #1  
Cambridge, MA 02140

Margaret Mikalauskas  
14 Walden St.  
Cambridge, MA 02140

Dan Kesselbrenner  
16-18 Walden St.  
Cambridge, MA 02140

Nung M. & Charlie H. Synn  
19 Walden St., #3  
Cambridge, MA 02140

Sheryl Ann Hall  
19 Walden St., #1  
Cambridge, MA 02140

Wayne Harvey  
19 Walden St., #2  
Cambridge, MA 02140

John Bombara  
3 Houston Pk.  
Cambridge, MA 02140

Richard Daesen  
20 Walden St.  
Cambridge, MA 02140

James R. & Linda G. McIntosh  
13 Creighton St.  
Cambridge, MA 02140

David Kirjasoff  
84 Tremont St., #1  
Cambridge, MA 02139

James Ross  
Irene Coletsos  
84 Tremont St.  
Cambridge, MA 02139

Jose DeM. & Miguelina Fagundo  
88 Tremont St.  
Cambridge, MA 02139

Lloyd W. & Mary E. Swinamer  
Darlene M. Swinamer  
15 Creighton St.  
Cambridge, MA 02140

Manuel M. & Lillian Z. Pereira  
19 Creighton St.  
Cambridge, MA 02140

David P. & Ann F. Chaves  
29 Creighton St.  
Cambridge, MA 02140

Eric R. & Jean G. Pfeufer  
c/o Bank of Boston Mtg.  
P.O. Box 1412  
Boston, MA 02104

Anton M. & Jenny L. Grassl  
5 Sycamore St.  
Cambridge, MA 02140

*123 Walden St.*

Edmund J. Cote  
John D. Shine  
Trustees, Creighton Trust  
2044 Massachusetts Ave.  
Cambridge, MA 02140

Robert E. Marlow, Trustee  
REM Realty Trust  
24 Woburn St.  
Medford, MA 02155

J.A., F.X., & R.M. Colannino  
Maria C. Swanson  
Cambridge City Tax Title  
c/o FX Colannino  
690 Beacon

J.A., F.X., & R.J. Colannino  
M. Swanson & Camb. City Tax Ti.  
c/o F.X. Cloannino  
690 Beacon St.  
Boston, MA 02115

Robert Loduca  
43 Lincoln Street  
Cambridge, MA 02141 1319

Dorothy Vetrano  
49 Gore Street  
Cambridge, MA 02141

Vito & Rose Maida  
209 Cambridge Street  
Cambridge, MA 02141

Manuel Jose Da Silva  
42 Lincoln Street  
Cambridge, MA 02141 1319

Karlotta Fitch  
51 Gore Street  
Cambridge, MA 02141

BayBank Trust Company  
Seven New England Executive  
Park  
Burlington, MA 01803 5094

Third Street Fire Station  
Richard Alan Code

Elio & Mario Cutone  
57 Gore Street  
Cambridge, MA 02141

Paul Feldman, et al, Trustees  
PCR Realty Trust  
16 Fairmont Way  
Quincy, MA 02169

Richard Alan Codey, et al  
P O Box 393  
14 Third Street  
Cambridge, MA 02141

Rosemarie & Alfredo Cutone  
57 Gore Street  
Cambridge, MA 02141

William Daniels, et al, Trustee  
P O Box 947  
Cambridge, MA 02238

Paul Balordi  
16 Third Street  
Cambridge, MA 02141

Maureen & Mary Munroe  
61 B Gore Street  
Cambridge, MA 02141

Emmanuel & Dimitra Saropoulos  
287 Medford Street  
Somerville, MA 02143 1919

Jacintho Farea  
Three Marshall Road  
Beverly, MA 01915 1303

Thomas Theodhos/Christo  
61 Gore Street  
Cambridge, MA 02141 1213

John Maddolo  
117 Thorndike Street  
Cambridge, MA 02141

Jose & Maria Dias  
Six Queguchan Street  
Fall River, MA 02721

David Lane, et al  
Hasting Tapley Realty Trust  
271 Cambridge Street  
Cambridge, MA 02141

John & Catherine Alberts  
24 Princeton Road  
Arlington, MA 02174

Louis A. Ferraro  
4 Chatham Street  
Cambridge, MA 02139

Dominic & Angela Musto  
61 C Gore Street  
Cambridge, MA 02141

Ralph & Agnes Dattero  
38 Gore Street Rear  
Cambridge, MA 02141 1214

Paul Deangelis, et al  
65 Gore Street  
Cambridge, MA 02141 1213

L J Realty Corp  
31 Winthrop Road  
Lexington, MA 02173 5529

George & Evelyn Moses  
68 1/2 Gore Street  
Cambridge, MA 02141

Rocco & Mary Collazzo  
47 Gore Street  
Cambridge, MA 02141

Manuel Costa, Trustee  
Barrister Trust  
11 Brookbridge Road  
Stoneham, MA 02180

William & Christine Peterson  
340A Norfolk Street  
Cambridge, MA 02139

Maria Silva  
8 Cleveland Street  
Cambridge, MA 02174

John Medeiros, et al  
339 Norfolk Street  
Cambridge, MA -02139

SArabjit Singh  
98 How Street  
New Haven CT 06511

Antonia Rowan  
342 Norfolk Street  
Cambridge, MA 02139

Gabriel & Maria Melo  
1158 Cambridge Street  
Cambridge, MA 02139

Emily Skoler  
344 Norfolk Street  
Cambridge, MA 02139

Joseph Carvalho, et al, Trustee:  
Santo Christo Celebration Trsut  
1166 Cambridge Street  
Cambridge, MA02139

Fullio & Mara Spera  
345 Norfolk Street  
Cambridge, MA 02139

John & Adelina Gomes  
351 Cardinal Medeiros Avenue  
Cambridge, MA 02139

Dorothy McGurk  
Rita Conlon  
346 NorfolkStreet  
Cambridge, MA 02139

Michael & Jacinta Borges  
66 Tremont Street  
Cambridge, M A 02139

331 NORfold Stret

Carlos Leal  
348 Norfolk Street  
Cambridge, MA 02139

William & Margaret Bromwell  
76 Tremont Street  
Cambridge, MA 02139

Denis & Bridge Crowley  
329 Norfolk Street  
Cambridge, MA 02139

Stanley & Edward Szydowski  
349 NorfolkStreet  
Cambridge, MA 02139

Eugene Rosenthal  
78 Tremont Street  
Cambridge, MA 02139

Christopher & Sarah Dwart  
336 Norfolk Street  
Cambridge, MA 02139

Joseph Pavidis  
351 Norfolk Street  
Cambridge, MA 02139

Linda Town  
80 Tremont Street  
Cambridge, MA 02139

Catherine McMahon  
338 Norfolk Street  
Cambridge, MA 02139

Sarabjit Singh, Trsuttee  
1154 Cambridge Street  
Cambridge, MA 02139

Peter Rhodes  
Shelly Reed  
82 Tremont Street  
Cambridge, MA 02139

James & Linda Bramble  
340 Norfolk Street  
Cambridge, MA 02139

Martin Schwartz  
Lenore Jordan  
354 Norfolk Street  
Cambridge, MA 02139

James Shadley, et al, Trustee  
82 Tremont Street  
Cambridge MA 02139



# City of Cambridge

14.

IN CITY COUNCIL

December 9, 1991

COUNCILLOR SULLIVAN

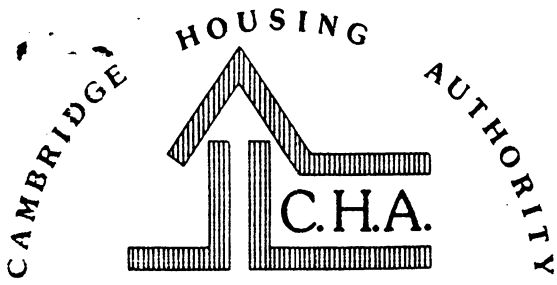
ORDERED: That all items currently pending before the City Council with the exception of those items currently listed under "Unfinished Business" and not acted upon by the end of the 1991 legislative session be placed in the files of the City Clerk without prejudice, subject to recall by any member.

In City Council December 9, 1991.  
Adopted by the affirmative vote of nine members.  
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- *Joseph E. Connarton*

Joseph E. Connarton  
City Clerk



27C GREEN ST. CAMBRIDGE, MA. 02139  
(617) 864-3020

1991 JUL 19 PM 4:31  
CAMBRIDGE MA.

July 17, 1991

Councillor Ed Cyr  
Chair, Committee on Housing  
and Community Development  
City Hall  
Cambridge, MA 02139

Dear Councillor Cyr:

I am aware that your Committee has scheduled an additional hearing on the Land Bank sites for Thursday, July 18th. Since I already testified on behalf of the Cambridge Housing Authority I won't be present tomorrow evening. However, I did want to add a couple of words to those previously offered via this letter.

First, I again want to thank you, the Committee and the Council for the Land Bank idea. While we all know that the number of housing units afforded by the Land Bank sites is not great, the concept and the action which will hopefully be taken by the Committee and the Council has vitally important symbolic value. It says that Cambridge City Government cares about affordable housing and is willing to "prime the pump" by offering the discussed sites. Since the sites are scattered throughout the City, it reinforces fairness and the principle that each neighborhood should participate. For this reason I urge you and your colleagues to consider the sites as one "package," so that the symbolic value previously referenced is not lost.

Second, I understand that questions have been raised concerning the economic feasibility of converting the former Lowell School to affordable housing. A few words on this issue are in order.

Given the school's residential setting and its location in a neighborhood which currently provides few affordable housing opportunities, it is by far the most exciting development opportunity being discussed for the proposed Land Bank.

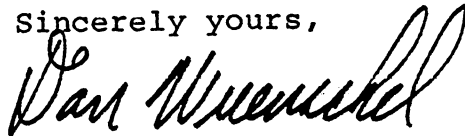
The Cambridge Housing Authority has extensive experience in the renovation of historic buildings in Cambridge. As you know, the former Putnam School in East Cambridge and 15 Inman Street are two award-winning examples. We are currently undertaking the redevelopment of the historically significant St. Paul's Rectory in Harvard Square into a 19-room lodging house and two family apartments for low-income households.

Clearly, the cost of renovating historic structures is an important factor to be considered. Our previous efforts have required funding from a variety of sources, including the City of Cambridge. Historic renovations however, can be accomplished if the developer is willing to work with a variety of funding sources. Even in this difficult fiscal climate, we have successfully secured funding from the State Chapter 667 program, State Chapter 705 program, Federal McKinney program and Cambridge Historical Commission to make the historic renovation of the St. Paul's Rectory financially feasible. A similar funding model could, I believe, be employed for the redevelopment of the Lowell School with low income and historical tax credits and project based Section 8 providing options as well.

In closing, I urge that the Committee and Council include all of the sites for the proposed Land Bank.

Thank you for your consideration.

Sincerely yours,



Daniel J. Wuenschel  
Executive Director

DJW/pm

cc: Mayor Wolf  
Members of the Committee on  
Housing & Community Development  
City Councillors  
City Manager  
Mike Rosenberg

0212Q



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

JOSEPH E. CONNARTON  
CITY CLERK

(617) 349-4260

JOHN E. FLYNN  
DEPUTY CITY CLERK

July 18, 1991

TO: COUNCILLOR EDWARD N. CYR  
CHAIR, HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

FROM: JOHN E. FLYNN, DEPUTY CITY CLERK JEF

SUBJECT: LEGISLATIVE CHRONOLOGY OF THE AFFORDABLE HOUSING LAND BANK

Listed below please find for your review and information the following Legislative Summary of actions as it relates to the Affordable Housing Land Bank:

1. Council Order Number 37 sponsored by Councillor Cyr, submitted on December 17, 1990 re: the acceptance and adoption of the City Council's Land Bank Policy. Tabled by Councillor Cyr.
2. Calendar Item Number 8 of January 7, 1991 (Order Number 37 of December 17, 1990) adopted as amended by the affirmative vote of eight members.
3. Communication received from Robert W. Healy, City Manager, relative to the Planning Board report regarding transfer of certain City-owned parcels to the Affordable Housing Trust. (Agenda Item Number 8 dated April 1, 1991.)
4. Council Order Number 8, sponsored by Councillor Cyr Submitted on April 1, 1991 tabling the report of the Planning Board pending the receipt of certain specific reports and the outline of the notification process to be employed in the public hearing process adopted as amended by the affirmative vote of eight members.

5. Council Order Number 7, co-sponsored by Councillor Russell and Councillor Sullivan submitted on April 8, 1991 regarding the removal of 109 Pemberton Street from consideration in the Land Bank proposal. Councillor Cyr moved the referral of the Order to the hearing to be scheduled on the Land Bank. On a voice vote of seven members Councillor Cyr's motion prevailed. Councillor Russell and Councillor Sullivan were recorded in the negative.
6. Council Order Number 24, sponsored by Councillor Toomey submitted on April 29, 1991 regarding a cost analysis of converting the Third Street Fire Station to a full community center. Adopted as amended by the affirmative vote of nine members.
7. Communication received from Robert W. Healy, City Manager, relative to a response to the City Council request for specific report on Land Bank Sites (Consent Agenda Item Number 16 dated May 13, 1991). Referred to the Mayor for hearings to be scheduled.
8. City Council public hearing held on Monday, June 10, 1991 at 7:00 p.m. to solicit public testimony relative to the transfer of city owned parcels to the Affordable Housing Trust. 149-189 Banks Street.
9. Special City Council meeting held on Tuesday, June 11, 1991 beginning at 5:30 p.m. at the Harrington School, 850 Cambridge Street to receive testimony relative to the transfer of city owned parcels to the Affordable Housing Trust.  
  
29 Third Street  
331 Norfolk Street  
178 Webster Avenue
10. Special City Council meeting held on Wednesday, June 12, 1991 beginning at 5:30 p.m. at the M.E. Fitzgerald School, 70 Rindge Avenue, to receive testimony relative to the transfer of city owned parcels to the Affordable Housing Trust.  
  
12 Walden Street  
109 Pemberton Street  
25 Lowell Street

11. Communication received from Joseph E. Connarton, City Clerk, transmitting a copy of the hearing held before the City Council on June 10, 1991. (Communications and Reports from City Officers Number 2 of June 24, 1991). Referred to the Housing and Community Development Committee.
12. Communication received from Joseph E. Connarton, City Clerk, transmitting a synopsis of the Special Meetings of the City Council held on June 11th and June 12th, 1991. (Communications and Reports from City Officers Number 3 of June 24, 1991). Referred to the Housing and Community Development Committee.
13. Councillor Cyr, Chair of the Housing and Community Development Committee, scheduled a public hearing for Thursday, July 18, 1991 at 5:30 p.m. relative to points 11 and 12 of this chronology.
14. Communication received from John E. Flynn, Deputy City Clerk, transmitting a communication from Michael H. Rosenberg, Assistant City Manager for Community Development dated July 15, 1991 relative to Potential Land Bank Sites.

I have also enclosed all the pertinent documentation on file in the Office of the City Clerk relative to this subject matter.

I hope you find this information helpful in your deliberations.

# City of Cambridge

MASSACHUSETTS

In City Council August 7 1991

*C. Russell - Motion to Scribe from Committee Report*

*The Proposed Transfer of the Premises Numbered 149-189 Bank Street  
to the Affordable Housing Trust*

	YEA	NAY	ABSENT	PRESENT
Mr. Ed Cyr		✓		
Mr. Francis H. Duehay				✓
Mr. Jonathan S. Myers		✓		
Mr. Kenneth E. Reeves		✓		
Mrs. Sheila T. Russell	✓			
Mr. Walter J. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Mr. William H. Walsh	✓			
Mayor Alice K. Wolf				✓

4                      3                      0                      2

Councillor Russell

Aug. 7, 1991

Orders:

That the premises numbered 149-189 Banks

Street a/k/a Corporal Burns Playground, which is

proposed to be transferred to the Affordable

Housing Trust, be removed from consideration,

and that said land remain ~~as~~ a recreational

space.

Failed of adoption  
Roll call

4-3-02



# City of Cambridge

83.

IN CITY COUNCIL

August 7, 1991

COUNCILLOR RUSSELL

ORDERED: That the premises numbered 149-189 Banks Street, also known as Corporal Burns Playground, which is proposed to be transferred to the Affordable Housing Trust, be removed from consideration, and that said land remain as recreational space.

In City Council August 7, 1991.  
Failed of adoption by a roll call vote:-  
Yeas 4; Nays 3; Absent 0; Present 2.  
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "Joseph E. Connarton".

Joseph E. Connarton, City Clerk

**NON-CONSENT ORDER # 83**

**Councillor Russell re: 149-189 Banks  
Street be removed from the Affordable  
Housing Trust.**

**In City Council,**

**August 7, 1991**

**ORDER FAILED OF ADOPTION**

**4 - 3 - 0 - 2.**

# City of Cambridge

MASSACHUSETTS

In City Council May 13 1991

*C. C. 106 / Amended by Mayor R: Mayor Schedule two or three*

*Leaving to discuss Affordable Housing Sites*

	YEA	NAY	ABSENT	PRESENT
Mr. Ed Cyr	✓			
Mr. Francis H. Duehay	✓			
Mr. Jonathan S. Myers	✓			
Mr. Kenneth E. Reeves	✓			
Mrs. Sheila T. Russell	✓			
Mr. Walter J. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Mr. William H. Walsh	✓			
Mayor Alice K. Wolf	✓			

*9 0*

# City of Cambridge

MASSACHUSETTS

In City Council May 13 1991

*C. Russell*

*Amendment B: Hearings to be held w/in*

*each neighborhood*

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay				✓	
Mr. Jonathan S. Myers				✓	
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

4

3

2

*Failure of Adoption*

Councillor Cyn

#2  
May 13, 1991

Ordinance:

That for the purpose of providing an opportunity for the City Council to receive community input and public testimony relative to the proposed Affordable Housing Land Bank and in conjunction with a previously adopted order calling for public hearings and sufficient written notice; that Her Honor the Mayor be and hereby is requested to schedule <sup>at least two</sup> "site specific" hearings which shall be informational in nature, and be it further

Ordinance:

That the City Clerk be and hereby is  
requested to provide appropriate and  
significant public notice to the abutters  
as well as to the general public

See Roll Call

RC

9-0-0



# City of Cambridge

42.

IN CITY COUNCIL

May 13, 1991

COUNCILLOR CYR

ORDERED: That for the purpose of providing an opportunity for the City Council to receive community impact and public testimony relative to the proposed Affordable Housing Land Bank and in conjunction with a previously adopted order calling for public hearings and sufficient written notice; that Her Honor the Mayor be and hereby is requested to schedule at least two "site specific" hearings which shall be informational in nature; and be it further

ORDERED: That the City Clerk be and hereby is requested to provide appropriate and significant public notice to the abutters as well as to the general public.

In City Council May 13, 1991.

Adopted by a yea and nay vote:

Yeas 9; Nays 0; Absent 0.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

A handwritten signature in black ink that reads "Joseph E. Connarton".

ATTEST:-

Joseph E. Connarton, City Clerk

**Order # 42**

**Councillor Cyr re: public hearing  
to be held on the Affordable Housing  
Trust.**

**In City Council,**

**May 20, 1991**

**ORDER ADOPTED**

**Parcel Name/Location:** Corporal Burns Shelter  
149-189 Banks Street

**Size:** 14,440 Square Feet  
(estimated)

**Existing Zoning:** Residence C-3

**Allowed Uses:** Institutional Uses  
Residential: single family, townhouse  
and multifamily

**As-of-Right Units:** 48 (CDD recommends developing  
the site at maximum C-1 density  
of 12 units)

**Setback Requirements:** Determined by formula

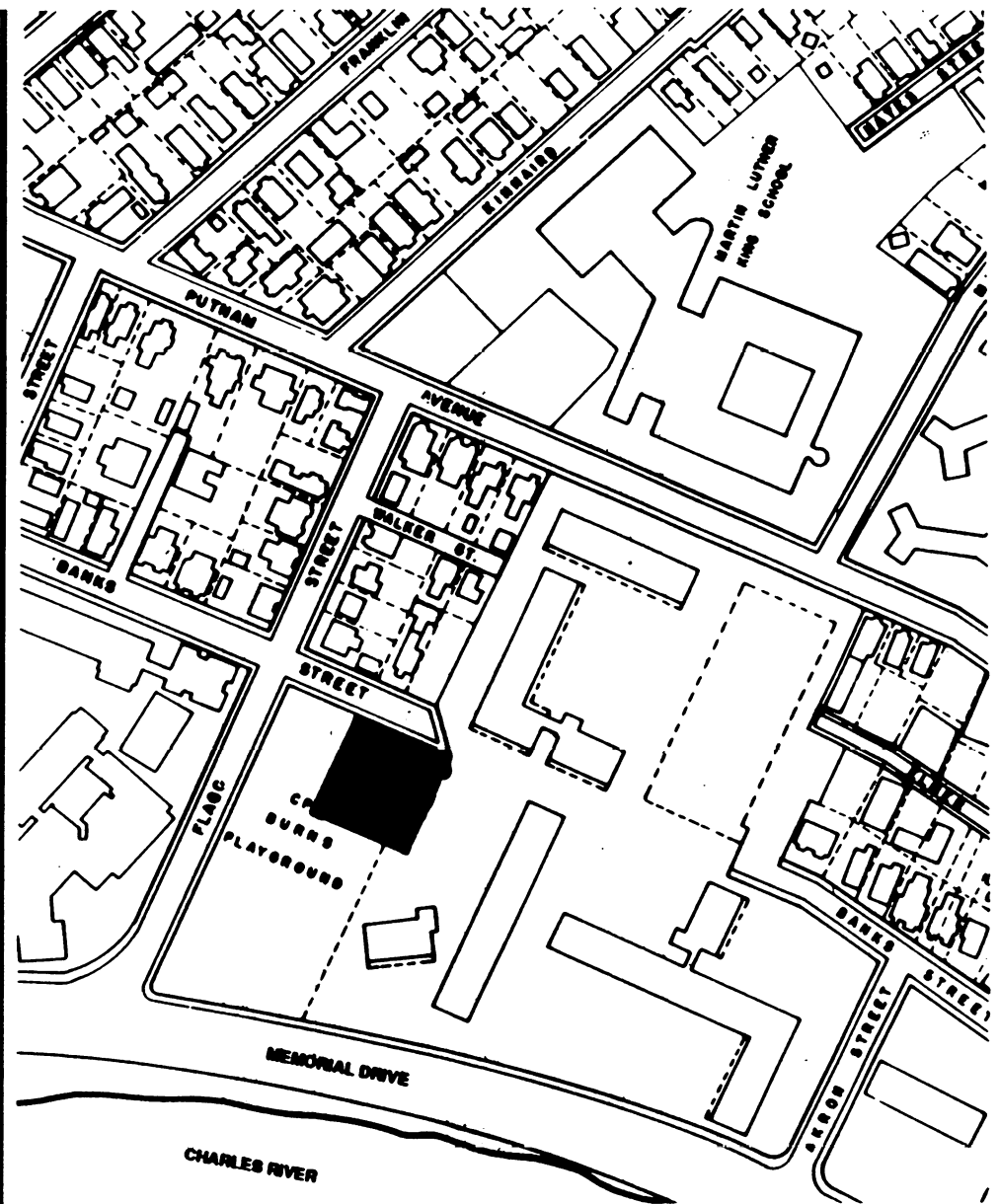
**Neighborhood Character:** Mix of high rise residential, institutional  
and low scale, dense single, two-,  
three- and four-family residential  
uses. The site is very close to the  
Charles River, and borders a park  
and athletic facility.

**Environmental Issues:** None

**Traffic & Parking Issues:** Parking can be accommodated on-site.

**Current Use:** The shelter is currently used for City  
storage.

**Additional Information:** The actively used open space abutting  
the site will not be affected.



**Parcel Name/Location:** Corporal Burns Shelter  
149-189 Banks Street

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(estimated)

**Existing Zoning:** Residence C-3

**Allowed Uses:** Institutional Uses  
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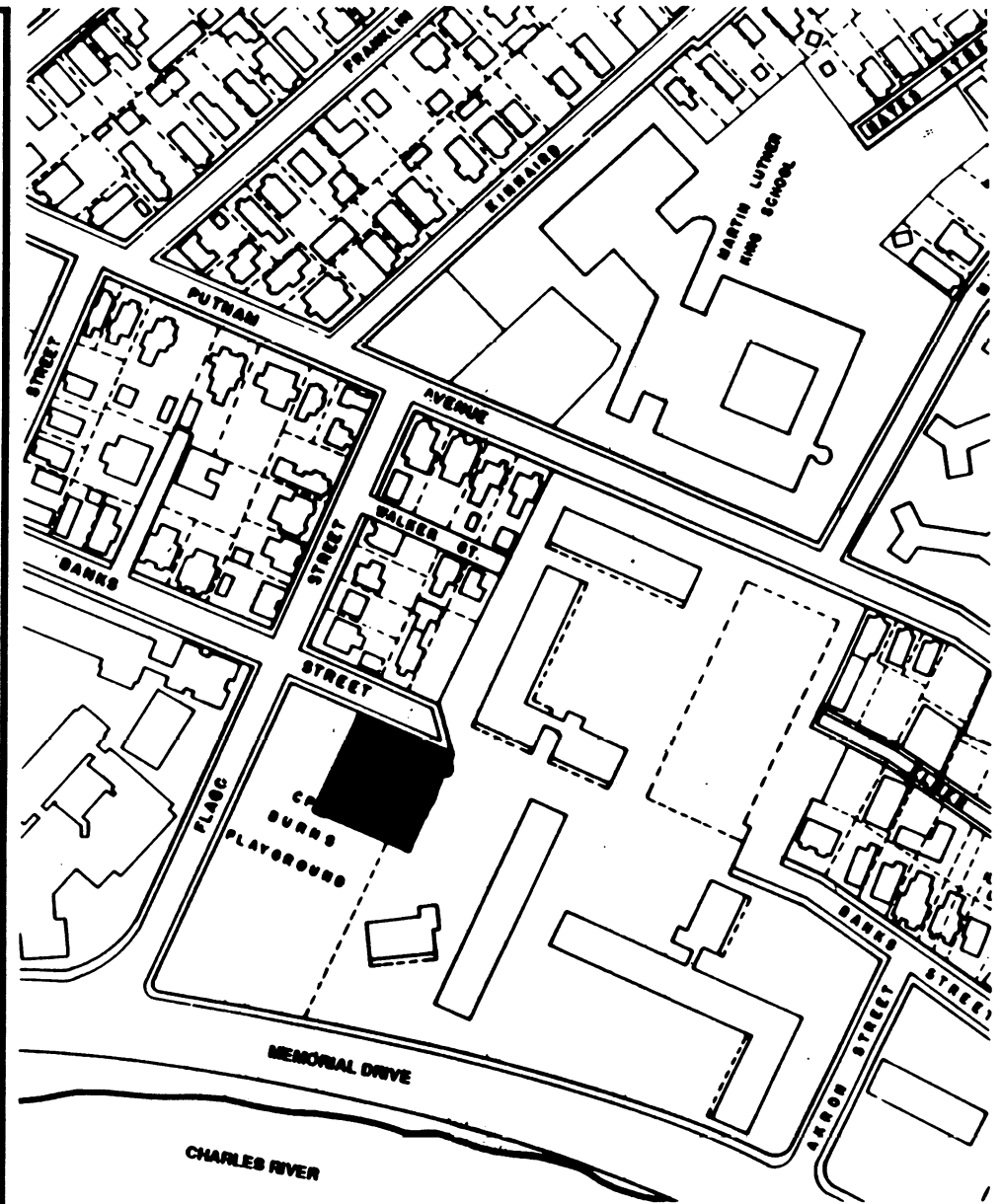
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uses. The site is very close to the  
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and athletic facility.

**Environmental Issues:** None

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**Current Use:** The shelter is currently used for City  
storage.

**Additional Information:** The actively used open space abutting  
the site will not be affected.



①

WE THE UNDERSIGNED, RESIDENTS OF 2050 MASSACHUSETTS AVENUE ( THE LEONARD RUSSELL APARTMENTS) ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET AT THE REAR OF OUR BUILDING, BEING TAKEN FOR HOUSING. THIS PARKING LOT IS USED BY OUR HEALTH CARE PROVIDERS, AND HOMEMAKERS, WHOM WE DEPEND UPON FOR OUR DAY TO DAY CARE. LOSING THIS SPACE WOULD BE A GREAT HARDSHIP FOR THE RESIDENTS OF OUR BUILDING.

1 Irene Foster 405	22 Kathleen M. Hatched
2 Astrude Walsh 404	23 Ann Monica Baker
3 Harold Williams 208	24 Helen Murphy
4 Joseph J. [unclear]	25 CAROL Paine
5 Emma Sanderson 410	26 J. Doris Walsh <sup>309</sup>
6 Bertha Hunt 407	27 Fred [unclear] 507
7 Helen Adams 206	28 George Dutilly 612
8 Mary C. Sopya 412	29 Praise Dutilly <sup>612</sup>
9 <sup>610</sup> Marie Sullivan	30 Dorothy [unclear] # 406
10 Jenny Walsh 308	31 Mary Sullivan <sup>513</sup>
11 Grace Harrigan 603	32 [unclear] 505
12 <sup>4</sup> [unclear] 202	33 Jase Ortiz MAINT.
13 Evelyn Dickey 303	34 Adeline Valente 403
14 Julia Murphy 501	35 Elizabeth Vohs 310
15 Lorraine McCherry <sup>201</sup>	36 Rose Timmins
16 Bertha M. Fenwick <sup>408</sup>	37 Abby & Dourne
17 Theresa Riggs	38 Helen Shubert 312
18 Lillian Hackley	39 Horace Goodridge
19 Mary Elena	40 MARCIA JASON
20 Jeanne M. O'Connor # 409	41 Josephine Whitten
21 <sup>2</sup> [unclear] # 307	42 Wanda [unclear]

Some undersigned

①

WE THE UNDERSIGNED, RESIDENTS OF 2050 MASSACHUSETTS AVENUE ( THE LEONARD RUSSELL APARTMENTS) ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET AT THE REAR OF OUR BUILDING, BEING TAKEN FOR HOUSING. THIS PARKING LOT IS USED BY OUR HEALTH CARE PROVIDERS, AND HOMEMAKERS, WHOM WE DEPEND UPON FOR OUR DAY TO DAY CARE. LOSING THIS SPACE WOULD BE A GREAT HARDSHIP FOR THE RESIDENTS OF OUR BUILDING.

1 Irene Foster 405	22 Kathleen M. Hatched
2 Bertrude Walsh 404	23 Ann Monica Robert
3 Harold Williams 208	24 Helen Murphy
4 Joseph J. [unclear]	25 CAROL PA. [unclear]
5 Emma Sanderson 410	26 J. Doris Walsh <sup>309</sup>
6 Bertha Hunt 407	27 Fred Muech 507
7 Helen Madson 206	28 George Dutily #612
8 Mary C. Souza 412	29 P. Paise Dutily #612
9 Marie Sullivan <sup>610</sup>	30 Dorothy [unclear] #406
10 Jenny Walsh 308	31 Mary Sullivan <sup>503</sup>
11 Grace Harrigan 603	32 Gladys D. [unclear] 505
12 Margaret [unclear] 202	33 Jase [unclear] MAINT.
13 Evelyn Dickey 303	34 Adeline Valantua 403
14 Julia Murphy 501	35 Elizabeth Vohs 310
15 Lorraine McAlhany <sup>201</sup>	36 Rose Timmins
16 Bertha M. Pearson <sup>408</sup>	37 Abby G. [unclear]
17 Theresa Riggs	38 Helen [unclear] 312
18 Lillian Hackey	39 Horace Goodridge
19 Mary Collins	40 MARCIA JACKSON
20 Jeanne M. O'Connor #409	41 Josephine Whitten.
21 Francis A. [unclear] #307	42 Wanda Szymczewski

Some undersigned

2

WE THE UNDERSIGNED, RESIDENTS OF 2050 MASSACHUSETTS AVENUE  
( THE LEONARD RUSSELL APARTMENTS) ARE OPPOSED TO THE PARKING  
LOT AT #12 WALDEN STREET AT THE REAR OF OUR BUILDING, BEING  
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PROVIDERS, AND HOMEMAKERS, WHOM WE DEPEND UPON FOR OUR DAY TO  
DAY CARE. LOSING THIS SPACE WOULD BE A GREAT HARDSHIP FOR THE  
RESIDENTS OF OUR BUILDING.

43 Pauline Meyers - 402

44 SADIE LIGHTBOURNE

45 LYL A WILLIAMS 304

46 Elizabeth Hall

47 Mary McBurnell

48 Mary Kenney

49

50

51

52

53

54

55

56

57

58

59

60.

WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME	ADDRESS
15 Theresa Romanoff	3 Linden Ave. Som. 02143
16 Anne Barton	50 Melvin Rd. Act. 02174
17 Mary Mantele	2 Mt. Auburn St. Belmont MA. 02138
18 Nora Koronas	10 Sycamore St. Camb 02140
19 Peggy Brooks	70 Matignon Rd, Camb. 02140
20 Marie R DeLeo	54 Matignon Rd Camb 02140
21 Frances Bekker	434 Franklin St Cambridge 02139
22 Irene Robinson	#47 3 Arlington St. Camb. 02140
23 Lodie Melissa	1800 Mass Ave Camb 02140
24 Marian Emis	11 Beech St Co 02140
25 Bea Landau	123 Orchard St. Som. 02144
26 Betty Hanton	50 Chumhill Ave. North. (Cambridge) MA 02140
27 Daphne Lussey	30 Mt. Pleasant, St. Camb.
28 Helene Lorey	1800 Mass Ave Cambridge 02140

WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME	ADDRESS
29 A. TINSLEY	194 WALDEN ST CAMBR
30 Julia Sandraway	79 Kirkland ST Cambridge
31 Eugene Mudarri	35 Myland Road Cambridge
32 Patric Full	37 Laverne St Camb
33 Mary Gyst	159 Sherman St Camb.
34 Mary Prescott	5 Ashington St Camb.
35 Ruth E. Sumner	50 Hudson Pl Camb
36 Ann Meriman	63 Avonhill St. Cambridge
37 Josephine L. Haxen	7 Ashington St., Cambridge
38 Helen B. Kendall	38 Wau St Som. MA
39 Grace H. Wyeth	21 Chauncy St. Cambridge
40 Hedwig E. Tocius	929 Mass. Ave. #9F Cambridge 02139-3136
41 Ethel Mc Brook	25 Dover St. Camb. 02140
42 Mary Mallett	50 Cedar St Camb - 02140
43 Vera Sakowich	148 Sacramento St 02138
44 Leah & Wesley Stockwell	126 Kimball St. 02139
45 Mary Trout	19 Brookford Camb. 02140
46 Florene Douglass	60 Cameron Ave W. Somerville, 02144
47 Mary O'Keefe	19a Forest St. Cambridge 02140

WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME

ADDRESS

48	Philip A. Bonvent	49 Cedar St	Cambridge
49	Thomas F. Guthrie		Somerville
50	Mildred Earle	55 Essex	Camb. Ma
51	Marion Lingras		
52	Mary Hillman		Camb. Ma
53	Walter Hilliard		Cambridge Ma
54	Betty Saccoccio	55 Otis St.	Camb.
55	Michael Sullivan		7 Buckingham St. SE.
56	Helen Kent	32 Gold Star	
57	Edith D'Alusandro		Pleasant St.
58	Mary McConnell		2050 Mass ave.
59	Eve Lynn		14 Sacramento St.
60	Alice Miller		
61	Anna M. DeLo		23 Brookford St Camb.

WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME	ADDRESS
62 Louise Hegarty	7 Milton St. Arlington
63 Victoria Kouyoumdjian	34 Fayette St. Camb.
64 Betty Stanton	50 Mordwell Qu. M1 (Cent. Ave.)
65 Irma Kinkead	140 Bassal Lane Camb Mass
66 Louie Sullivan	<del>At</del> 12 Glenbrook Ln. Arlington
67 William Callahan	25 Pargent St. Cambridge
68 Hermance Bergeron	20 George St. Cambridge
69 Mary Catavolo	202 Elm St. Cambridge
70 Sarah Hatan	8 Columbus Ave. Camb.
71 Violet Jackson	5 Walden Sq. Rd. Camb.
72 Lucian Donaluce	14 Buckingham St.
73 Gertrude Philpott	700 Huron Ave. Cambridge
74 Verna LeBlanc	10 Cogswell Ave. Cambridge
75 Rita Lovely	66 Dudley St. Cambridge

WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME ADDRESS

76 Louise Pursey 16 Vincent ST.

77 Mae Douglas 16 Vincent St Camb

78 Helen Salisbury 50 Churchill Ave Camb.

79 Mabel LaBossier 111A Montgomery St. Camb.

80 Euffell Emell 9 Weymouth Rd.

81 Victoria Blyth 2 Mt. Auburn St. Camb.

82 Marie S. Cyr 14 Gold Star Rd

83 Margaret Barron 30 Dudley St

84 Stasia J. Daley 79 Locke St.

85 Daphne Luscap 30 Mt. Pleasant, St Camb Ma. 40

86

87

88

89

Parking Lot

WE, THE UNDERSIGNED CONCERNED RESIDENTS OF NORTH CAMBRIDGE HEREBY STATE OUR OPPOSITION TO THE PROPOSED ACTION OF SELLING CURRENT ACTIVE AND PASSIVE RECREATIONAL SPACE FOR THE CONSTRUCTION OF HOUSING. THIS PROPOSED SITE (109 PEMBERTON ST.) IS LOCATED IN A HIGHLY CONGESTED AND DENSE NEIGHBORHOOD. THE PRESENT RECREATIONAL USE OF THIS AREA SERVES THE GREATER CAMBRIDGE YOUTH AND ADULT RESIDENTS.

BY THIS PETITION, WE DO NOT STATE OUR OPPOSITION TO HOUSING BUT DO STATE OUR SUPPORT FOR OPEN SPACE IN THE NEIGHBORHOOD.

PRINT NAME	ADDRESS	SIGNATURE
STEVEN COLOSIMO	27 Holmes St Camb	Steven Colosimo
BOB LEBLANC	29 Emory Pl Camb	Bob LeBlanc
JOHN J. TRAINOR	36 MADISON AVE CAMB	John J. Trainor
Kevin Nickerson	48 Saville St. Camb	Kevin Nickerson
JOE E. McMAULIFFE	32 GURNEY ST, Camb. 02138	Joseph E. McMauliffe
EDWARD T. DEVER	5 YERVA Rd, CAMB 02140	Edward T. Dever
McAffrey DAVID	205 WARDEN ST CAMB. 02140	David McAffrey
David Gavin	133 Appleton St, Camb. 02138	David Gavin
GREGORY McCANN	19 HUTCHINSON ST CAMB 02138	Gregory McCann
KEVIN MURPHY	169 RINDGE AVE CAMB 02140	Kevin Murphy
Kelly Leonard	225 <del>Ward</del> WARDEN ST CAMB 02140	Kelly Leonard
TOULON L. DEVER	5 YERVA RD CAMB	Toulon L. Dever
ALBERT CYR	38 REED ST. CAMB.	Albert Cyr
Claudette Cyr	38 Reed St. Camb	Claudette Cyr
PAT RATABONE	85 Pemberton St Camb.	Pat Ratabone
BARBARA J. HICKEY	83 Pemberton St Camb	Barbara J. Hickey
DAVID KERVICK	20 ALEWIFE BRK PKWY CAMB	David Kervick
JOSEPH T. FLYNN	29 FOCH ST. CAMB MA 02140	Joseph T. Flynn
Timothy J Hickey II	83 Pemberton St Camb	Timothy J Hickey II
BRIAN E. NOONAN	30 CLAY ST. Camb, MA. 02140	Brian E. Noonan



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PRINT NAME	ADDRESS	SIGNATURE
HARRY RYAN	48 FENNO ST.	Harry Ryan
Margaret Ryan	48 Fenno St	Margaret Ryan
RUTH RYAN	48 FENNO ST	Ruth Ryan
Shirley Tully	221 Huron Ave	Shirley Tully
PAUL TERNET	221 HURON AVE	Paul Ternet
Robert Punsman	556 Franklin St	Robert Punsman
Andrew Tully	14 Tenny Street	Andrew Tully
Jerry Kyller	225 Walden St 2k Cambridge	Jerry Kyller
BREGORY MCCANN	19 HO CHINSON ST	Bregory McCann
BRIAN Coffey	4 Reed St. Ct. #2	Brian R. Coffey
Elizabeth H. Macalabdi	4 Reed Street Ct., #2	Elizabeth H. Macalabdi
HUGH J MCCANN	14 SHERMAN ST CAMB	Hugh J McCann
Gerald Mylon	271 Walden St. Camb.	Gerald Mylon
William G. Maher JR	25 BLAKESLEE ST CAMB.	William G. Maher
BARRY J. WALSH	157 APPLETON ST. CAMBRIDGE	Barry J. Walsh
Anthony J. Borelli	150 Raymond St CAMB	Anthony J. Borelli
Steven Kelleher	212 Upland Rd Camb.	Steven Kelleher
William J. Casey	28 HARVEY ST Camb	William J. Casey
CATHERINE MEDERSON	48 Saville St. Camb	Catherine Mederson
Michael Carney	41 MAGOUN ST Camb.	Michael Carney
CHARLES D. SOLONSON	48 KELLEY ST, CAMB	Charles D. Solonson
Thomas J. Flynn	216 Lakeview Ave, Camb	Thomas J. Flynn
Gemma A. Flynn	210 Lakeview Ave Camb	Gemma A. Flynn
FRANK M. BOGNER	91 Sherman St Camb	Frank M. Bogner

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PRINT NAME	ADDRESS	SIGNATURE
DON McMATH	97 Pemberton St., Camb.	Don McMATH
DOROTHY McMATH	97 PEMBERTON ST CAMBAPT 1	Dorothy McMATH
CLAIRE FRENCH	97 PEMBERTON ST CAMB APT 2	Claire French
FRANK ROBICHAUD	81 Pemberton St Cambridge	Frank Robichaud
MARIELE ROBICHAUD	81 Pemberton St Camb APT 1	Muriel E Robichaud
Marty Berliner	81 Pemberton St. Camb. Apt 2	Marty Berliner
Duncan Sanders-Fleming	77 Pemberton St., Camb. Apt 1	Duncan Sanders-Fleming
A Sanders-Fleming	77 Pemberton St Camb. Apt 1	Alison Sanders-Fleming
VERONICA HARRIS	71 Pemberton St Cambridge	Veroni Harris
Edward Lenk	69 Pemberton Street Cambridge	Edward Lenk
Krista Hossenlopp	67 Pemberton St Cambridge	Krista Hossenlopp
FRANCIS REILLY	88 Pemberton St. Cambridge	Francis Reilly
DOROTHY REILLY	88 Pemberton St. Cambridge	Dorothy Reilly
JOHN B. VIDAL	137 WARDEN ST, CAMBRIDGE	John B. Vidal
JOHN J. HORGAN	46 HASKELL STREET	John J. Horgan
SUSAN WILSON	48 Haskell St. CAMB.	Susan M. Wilson
RT. REV. JOHN J. McWATT	49 Haskell St. Camb	RT. Rev. John J. McWatt
S. Thomas	12 FAIRFIELD ST CAMB	Suzanne Thomas
Paul D. Doran	38 Fairfield St. Cambridge	Paul D. Doran
Dragana Doran	" " "	Dragana Doran
WILLIAM H. FAY	48 FAIRFIELD ST	William H. Fay
Frederick A. Fedrini	2524 177th Ave. CAMB.	Frederick A. Fedrini
LIZ Seelman	39E Bellis Circle Camb.	Liz Seelman

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10

PRINT NAME	ADDRESS	SIGNATURE
Timothy J. Hickay	83 Pemberton St	Timothy J. Hickay
<del>FRANCIS J. HOLLUM</del>	30 JACKSON ST	<del>Francis J. Hollum</del>
FRANCIS J. HOLLUM	95 PEMBERTON COURT	Francis J. Hollum
Norman R. Boucher	2 Van Norden St	Norman R. Boucher
Kent Carlson	16 Washburn Ave	Kent G. Carlson
David N. Boucher	4 Van Norden St	David N. Boucher
CARMEN BOUCHER	2 Van Norden St.	Carmen Boucher
ANN BOUCHER	2 Van Norden St. Camb.	Ann Boucher
JOHN T. BOUCHER	2 VAN NORDEN ST CAMB	John T. Boucher
DIANE COSTANZA	1 VERDUN ST - CAMB	Diane Costanza
Peter R Boucher	4 Van Norden St - Cambridge	Peter R Boucher
MARY E HARRINGTON	62 HASSELL ST - Camb.	Mary E Harrington
<del>Daniel J. Hayes</del>	<del>60 Rindge Ave</del>	<del>Daniel J. Hayes</del>
Anita S. Hayes	60 Rindge Ave	Anita S. Hayes
Daniel J Hayes III	60 Rindge ave	Daniel J Hayes III
DARIA I. DONNELLY	16 Fairfield Street	Daria I. Donnelly
Kitty Brown	28 FAIRFIELD ST	Kitty L. Brown
JUDITH GOLD	44 Fairfield St. Cambridge	Judith Gold
Helen M. Fay	48 FAIRFIELD ST	Helen M. Fay
JAMES G. MARCANTONIO	57 PEMBERTON ST	James G. Marcantonio
GERALDINE K. MARCANTONIO	57 Pemberton St.	Geraldine K. Marcantonio
MARY J. O'HARE	147 PEMBERTON ST	Mary O'Hare
JOSEPH L. O'HARE	147 PEMBERTON ST	Joe O'Hare

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PRINT NAME	ADDRESS	SIGNATURE
LAWRENCE BURK	40 JACKSON ST.	June Burk
Hu min Ji	3 yerxa rd #2	[Signature]
DAN RATH	142 RIVINGTON AVE	[Signature]
MARILYN MORFESS	29 Pemberton St. Camb	MARILYN MORFESS
JANE DONOVAN	32 Rice St. Camb.	Jane & Donovan
F. WORTON	32 Rice St. Camb.	[Signature]
WILLIAM BOTELHO	86 HARVEY ST	William Botelho
DOMINGOS CORREIA	15 Charter St. Camb.	Domingos Correia
Betty Morgan	4 Cornwell Ave Camb	Betty Morgan
Robert Marinis	37 Bellin Circle Camb MA 02140	Robert Marinis
Eric Paul	31 Rice St. Camb. MA 02139	E. Paul
Walter Murphy	452 Broadway, Camb. 02130	[Signature]
Joe J. Mough	254 UPLAND RD JONAS MINOR	Joe J. Mough
Bob Beddon	7 Van Norden St. 02140	Bob Beddon
M. Frost	514 Metro Ave 02140	M. Frost
JAMES	32 Reed St 02140	[Signature]
John J. Sheehan	12 Norris St 02140	John J. Sheehan
Quincy Clark	81 Oylund 02140	Quincy Clark
Bob Hansen	29 Pemberton St 02140	[Signature]
JULIAN MILLER	32 Pemberton St 02140	[Signature]
THOMAS J. O'LEARY	46 PEMBERTON ST 02140	Thomas J. O'Leary
Bryan J. Card	44 PEMBERTON ST Camb 02140	Bryan J. Card
Steve Cohen	47 Pemberton St 02140	[Signature]

WE, THE UNDERSIGNED CONCERNED RESIDENTS OF NORTH CAMBRIDGE HEREBY STATE OUR OPPOSITION TO THE PROPOSED ACTION OF SELLING CURRENT ACTIVE AND PASSIVE RECREATIONAL SPACE FOR THE CONSTRUCTION OF HOUSING. THIS PROPOSED SITE (109 PEMBERTON ST.) IS LOCATED IN A HIGHLY CONGESTED AND DENSE NEIGHBORHOOD. THE PRESENT RECREATIONAL USE OF THIS AREA SERVES THE GREATER CAMBRIDGE YOUTH AND ADULT RESIDENTS.

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PRINT NAME	ADDRESS	SIGNATURE
JOHN DEVLIN	73 PEMBERTON ST.	John Devlin
Fred Stein	3 Ring Terrace, Cambridge	Fred Stein
Ted Runsey	24 Linnaean St Cambridge MA	Ted Runsey
PATRICIA O'HARE	147 PEMBERTON ST CAMB	Patricia O'Hare
JAMES F SIMPSON	96 Rice St. Camb	James F Simpson
Steven M Brogan	19 Pemberton St Camb	Steven M Brogan
STEVE A SIMARD	35 PEMBERTON ST CAMB	Steve A Simard
Arthur F. Cody	143 Pemberton St Camb	Arthur F Cody
JAMES H. QUINN	54 HASKELL ST CAMB	James H Quinn
OLIVE M. HORGAN	46 HASKELL ST CAMB	Olive M Horgan
MARY A HORGAN	46 HASKELL ST CAMB	Mary A Horgan
JOHN W LEE	15 YERXA RD. CAMB.	John W Lee
GAIL FARINO	140 SHERMAN ST CAMB	Gail Farino
ANNA FARINO	140 SHERMAN ST CAMB.	Anna Farino
John L Lee	15 Yerxa Rd Camb	John L Lee
Carole A. Lee	15 Yerxa Road Cambridge	Carole A Lee
ARKIE THOMPSON	16 YERXA RD. CAMB	Arkie Thompson
Eve Sullivan	144 Pemberton St. Camb.	Eve O'Donovan Sullivan
MALCOLM L CARD JR	44 PEMBERTON ST. CAMB.	Malcolm L Card Jr.
George F. MCRAE	2301 MASS. AVE Cambridge MA	George F McRae

To: The Honorable Councilors of the City of Cambridge

re: Housing at 12 Walden Street

We, concerned abutters and residents of the proposed housing on the 12 Walden St. lot rear of 2050 Mass. Ave wish to be recorded as adamantly opposed to such development for the following reasons:

1. this particular area is already too dense when 2050 Mass Ave. was erected the density would allow only 36 apartments. The residents at that time agreed to allow additional apartments in order to make it economically feasible to build with the condition that the adjacent lot to the rear of 2050 Mass. Ave. (12 Walden St.) would be kept open to relieve any future density
2. this lot now provides available parking for medical and service providers for 2050 Mass. Ave. who otherwise take spaces for residential parking
3. this lot is the only open access available to the rear of 2050 Mass. Ave. that fire department ladder trucks could use to provide a second means of egress, for rear apartments, in case of fire or other emergencies.
4. Walden St. is posted as a tow away, snow emergency artery, no parking either side, only limited even side parking at all other times. This lot provides some relief for residents parking.

Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

*Signature*

\_\_\_\_\_  
Gerald Chan  
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Thank You;

*Address*

\_\_\_\_\_  
owner apt 4, 5, 6 8 + 2  
5 Walden Street.  
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To: The Honorable Councilors of the City of Cambridge

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Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

Name

Lillian O. Kiner

Certude L Davis

Nelue Mauris

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Thank You;

Address

28 Walden St Camb

28 Walden St Camb 02140

28 Walden St

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To: The Honorable Councilors of the City of Cambridge

re: Housing at 12 Walden Street

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*Signature*

*[Handwritten Signature]*  
 \_\_\_\_\_  
*Jodi Horvath*  
 \_\_\_\_\_  
*Robert Chabris*  
 \_\_\_\_\_  
*Laura Avoli*  
 \_\_\_\_\_  
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 \_\_\_\_\_

Thank You;

*Address*

\_\_\_\_\_

*5 Walden St. #6 Cambridge*  
 \_\_\_\_\_

*5 Walden #8 Cambridge*  
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*5 Walden #4 Cambridge*  
 \_\_\_\_\_

*5 Walden #7 Cambridge*  
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*" " #5 "*  
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To: The Honorable Councilors of the City of Cambridge

re: Housing at 12 Walden Street

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*Signature*

Thank You;

~~address~~

Jacob M. Hennebery  
Sophonia Bobob  
John Bessley  
Maria Walsh  
Nathan P. Ryan  
Hope M. Ryan  
Nora Koronas  
Irene Koronas  
Mary

11A Walden St.  
11A Walden St.  
11 Walden St., Cambridge  
11 Walden St, Camb  
8 Sycamore St Camb  
8 Sycamore St. Camb.  
10 Sycamore St Camb  
12 Sycamore St Camb  
24 Walden St Camb

To: The Honorable Councilors of the City of Cambridge

re: Housing at 12 Walden Street

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Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

Thank You;

<u>Wayne Hawley</u>	<u>19 Walden St #2 (owner)</u>
<u>Elizabeth A. Nelson</u>	<u>19 Walden St</u>
<u>Joe Hooper</u>	<u>19 Walden St</u>
<u>Charlie S.</u>	<u>19 WALDEN</u>
<u>Ann McCauley</u>	<u>32 Walden St #2</u>
<u>Mary M. Conchy</u>	<u>34 Walker St.</u>
<u>James M. Flaherty</u>	<u>8 Cypress St.</u>
<u>William J. Flaherty</u>	<u>8 Cypress St</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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Name

Thank You;  
Address.

[Handwritten Signature]  
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115 Mt Auburn St. Camb.  
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Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

Thank You;

SAMER FARAJ

A. R. FARRIDGE

May Faraj

Girma B. Berha

Isige M. Berhiv

16 WALDEN ST. CAMB. 02140

16 WALDEN ST, CAMB. 02140

16 Walden St Camb 02140

16 Walden St Camb 02140

16 Walden St. Camb 02140

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re: Housing at 12 Walden Street

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Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

Thank You;

Elaine Zielinski

Kerry E. Roberts

George W. Roberts

Peter Blackman

Richard J. Harrington

Chandeleah D. Harrington

142 Richdale Ave.

38 Walden St

38 Walden St

31 Walden St.

27 Walden St

27 Walden St.





To: The Honorable Councilors of the City of Cambridge

re: Housing at 12 Walden Street

We, concerned abutters and residents of the proposed housing on the 12Walden St. lot rear of 2050 Mass. Ave wish to be recorded as adamantly opposed to such development for the following reasons:

1. this particular area is already too dense when 2050 Mass Ave. was erected the density would allow only 36 apartments. The residents at that time agreed to allow additional apartments in order to make it economically feasible to build with the condition that the adjacent lot to the rear of 2050Mass. Ave. (12 Walden St.) would be kept open to relieve any future density
2. this lot now provides available parking for medical and service providers for 2050 Mass. Ave. who otherwise take spaces for residential parking
3. this lot is the only open access available to the rear of 2050 Mass. Ave. that fire department ladder trucks could use to provide a second means of egress, for rear apartments, in case of fire or other emergencies.
4. Walden St. is posted as a tow away, snow emergency artery, no parking either side, only limited even side parking at all other times. This lot provides some relief for residents parking.

Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

Thank You;

Mary P Nelson  
Richard A  
Linda M Nelson  
George A Silver  
David P Charles  
Ann F Charles  
Mary P Charles  
David P Charles  
Katrina Ben Thee  
Amanda Popple

32 Creighton St. Camb.  
32 Creighton St. Camb.  
33 Creighton St. Camb  
32 Creighton St. Camb  
29 Creighton St. Camb  
29 Creighton St. Camb.  
29 Creighton St. Camb.  
44 Creighton St. Camb.  
34 Creighton St. Camb.  
34 Creighton Cambridge.

To: The Honorable Councilors of the City of Cambridge

re: Housing at 12 Walden Street

We, concerned abutters and residents of the proposed housing on the 12 Walden St. lot rear of 2050 Mass. Ave wish to be recorded as adamantly opposed to such development for the following reasons:

1. this particular area is already too dense when 2050 Mass Ave. was erected the density would allow only 36 apartments. The residents at that time agreed to allow additional apartments in order to make it economically feasible to build with the condition that the adjacent lot to the rear of 2050 Mass. Ave. (12 Walden St.) would be kept open to relieve any future density
2. this lot now provides available parking for medical and service providers for 2050 Mass. Ave. who otherwise take spaces for residential parking
3. this lot is the only open access available to the rear of 2050 Mass. Ave. that fire department ladder trucks could use to provide a second means of egress, for rear apartments, in case of fire or other emergencies.
4. Walden St. is posted as a tow away, snow emergency artery, no parking either side, only limited even side parking at all other times. This lot provides some relief for residents parking.

Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

Thank You;

Mary Milmore  
John M. Milmore  
Sandra Scheie  
Helen M. Black  
John T. Black

42 Walden St  
42 Walden St  
11 King St  
7 King St



This petition is to respectfully express our opposition to the proposed placement of affordable housing at Corporal Burns Playground on Memorial Drive, Flagg Street, and Banks Street in Cambridge Massachusetts. The Playground should remain as is because it is a widely used, year round gathering place for students, families, and adults playing various sports.

The signatures attached represent individual opposition.

Loy B. Swell	134 BANKS ST.
Barbara Cashman	CAMB. MA
Brian Cashman	136 Banks St, Camb
Angela R. Rubino	Camb, ma.
Shawn T. Murphy	136 Banks St Camb 02138
Stephen Sennott	149 Cambridge St, Cambridge
William M. Sullivan	149 Cambridge St <sup>02141</sup> Camb 02141
Debra Sennott	65 Langdon St. #9 Cambridge MA 02138
Mary Sennott	40 Ellery St Camb 02138
Arthur Sennott	65 Langdon St
James A. Hayes	65 Langdon St Cambridge, ma.
Marie A. Hayes	65 Langdon St Camb, ma
Helga Dalba	65 Langdon St Camb, ma 02138
Mary Oakley	945 Mem. Dr. Camb
Michael J. Williams	945 Mem. Dr. Camb.
Catherine J. Williams	75 Thorncliffe St Camb.
Mark J. Baird	1 Blackstone St Camb.
Mary Lowe	381 Western Ave, Camb,
	381 Western Ave Camb 02139
	693 Cambridge St. Camb. 02141
	22 Hingham St. Camb 02138

Robert Lowe 22 Hingham St. 02138  
Patricia Murphy near 22 Hingham St. 02138  
Dennis Murphy near 22 Hingham St. 02138  
~~Chris Murphy near 22 Hingham St. 02138~~

Michael C. Williams 381 WESTERN AVE. CAMBRIDGE, MA 02139

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The signatures attached represent individual opposition.

Mary Walsh	133 Pearl St. Camb.
M Walsh	133 Pearl St. Camb.
Frank Galligan	2 Pearl St. Place Camb.
Beth Giffey	4
Laura E. Donohue	1 Walker Ct Cambridge
Jim Schectman	22 Flagg St 5 Cambridge
Sung Soo Kim	11 Peabody Terrace, Cambridge
Andrea J. Gary	128 MAGAZINE ST, CAMB. MA
JAM COLE	224 Banks St Camb, MA
12 Peoples	71 Putnam Ave #2 Cambridge, MA
Suzi Dunausk	67 Putnam Ave Cambridge MA 02139
Junichi Kohyama	MA 02138
<del>Nick</del>	
<del>Robert</del>	
Mary Cattell	24 Peabody Terrace, apt. 1103
Marc Almagor	11 Peabody Terrace #101
AMANDA ANNIS	21 PUTNAM AVE #1
	2 Peabody Terrace Apt. 713
	67 BANKS ST. 864-1539

Harald Fress 24 Peabody Terrace 601 7661 4567

Lina Swick Lima 15 Peabody Terrace 32 # 5470198

Dawn Mornosey 193 Lexington Ave

Liz Kaplan 22 Flag St. Camb. 491-1185

This petition is to respectfully express our opposition to the proposed placement of affordable housing at Corporal Burns Playground on Memorial Drive, Flagg Street, and Banks Street in Cambridge Massachusetts. The Playground should remain as is because it is a widely used, year round gathering place for students, families, and adults playing various sports.

The signatures attached represent individual opposition.

Mitchell L Washburn 694 Green St.

Russ Tessier 2450 Memorial Drive

Chris Lowell 44 Pearl St

~~Christa Lopez~~

Robert J. Cruz 929 Mass. Ave.

Guillermo Masab 67 Banks St.

Jan O. Jull 20 Banks St

349-4253 Joe Lannan

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The signatures attached represent individual opposition.

PHILIP GERSTEIN

8 KELLY RD. CAMB. 02135

JOAN MCLEOD

8 JEFFERSON PK CAMB 02140

Anna N. Smith

2 Peabody Terr. #507 CAMB 02138

Steven J. Smith

2 Peabody Terr. #507 Camb 02138

Lynne Coello

1306 MASS # 202 Camb. 02138.

Michael Sarel

2 Peabody Terr #602

Huanis L. Bannor - 2 - Mt. Auburn, St. Camb

Joan O'Reilly 20 Banks St Camb 02138

Mary O'Reilly 20 Bank St Camb 02138

Robert V. Clemente 20 Bank St. Camb. 02138

Jane E. Lemarco - 26-12 Peabody Terrace, Camb., 02138

Joe O'Neil

20 Banks st. Cambridge 02138

Janette King

226 BANKS ST #2 CAMBRIDGE MA 02138

Joel A. Robert

20 Dodge ST CAMB. 02139

Wesley C. Pugh

14 Peabody Terrace Cambridge, 02138

This petition is to respectfully express our opposition to the proposed placement of affordable housing at Corporal Burns Playground on Memorial Drive, Flagg Street, and Banks Street in Cambridge Massachusetts. The Playground should remain as is because it is a widely used, year round gathering place for students, families, and adults playing various sports.

The signatures attached represent individual opposition.

Jani Masun 192 Mather House  
Harvard Univ.

Philip Fine

Alan Doskey 62 Kennard St  
Camb.

Sally Scoville 47 Prince St  
Cambridge 02139

Rachel Edgar

Marci Skiddell

Jeanne Hogan

George Gordon Peabody Terrace,  
Boston Way 872 Mass Ave  
Camb.

Darryl Hickey 49 Washington St  
Arlington, MA 02174

Patrick Mehe & Helen Epstein 62 Kennard St Camb 02139

Sally Fine 82 Undine Rd., Brighton, MA 02135

This petition is to respectfully express our opposition to the proposed placement of affordable housing at Corporal Burns Playground on Memorial Drive, Flagg Street, and Banks Street in Cambridge Massachusetts. The Playground should remain as is because it is a widely used, year round gathering place for students, families, and adults playing various sports.

The signatures attached represent individual opposition.

Julie Barrett <sup>Town</sup> Somerville Ed Green + WATERTOWN

Kathleen Harrington - WATERTOWN

Diana Rodrigue - Newton

Carol Brown - WATERTOWN

Jane Casper - Belmont

Christine Woodhill - WATERTOWN

Juan Pang - 47 Cogswell Ave #24  
Cambridge Ma 02138

Roosa Mattheis 24 Belvidere Terrace  
Cambridge

This petition is to respectfully express our opposition to the proposed placement of affordable housing at Corporal Burns Playground on Memorial Drive, Flagg Street, and Banks Street in Cambridge Massachusetts. The Playground should remain as is because it is a widely used, year round gathering place for students, families, and adults playing various sports.

The signatures attached represent individual opposition.

---

*Cornelius C Farrell 33 Banks St*

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The signatures attached represent individual opposition.

Esther Hewitt 12 PUTNAM GARDENS CAMB.

Laura Hewitt 251 Western AVE CAMB.

Margaret Jones 4 University Rd, Cambridge.

Ray Batchelder 4 university Rd. Cambridge

Anta V. de Ronde 59 Banks St, Camb. Ma.

Jill Harkaway 21 Flagg St Cambridge

Malcolm Machuca 19 Flagg St. Cambridge

Rosaline Moebus 28 Flagg St. Cambridge.

Lydia Loayza 25 Peabody Terrace # 32 Cambridge MA 02138

Lucia Almazan 2 Peabody Terrace # 713 Cambridge, MA

Kelly Williams 381 Western Ave. Cambridge, MA 02139

Mauden Williams 381 Western Ave. Cambridge, MA. 02139

~~Paul B...~~ 381 Western Ave. Cambridge, Ma. 02139

Guanch Verdoy 11 Fallon Place 9C Cambridge MA 02138

Juan Verdoy 11 Fallon Place 9C Cambridge MA 02138

Ani Thurner 11 Peabody Ter #802 Cambridge MA 02138

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The signatures attached represent individual opposition.

Ridha DEBARI - 17 Flagg St,  
Ed + James Culbore - 112 Banks St.  
Marcia Chapin 25 Flagg St.  
Mary S Conway 16 Flagg Street  
Jeff + Mary Ellen Clark 20 Flagg St.  
Deborah and Mark Cannon 132 Banks St.  
Augustine + Prabha Papali 25 Peabody Terrace #21  
Agnieszka ~~Mojzys~~ Athens St.  
Alice H. Conway 17 Athens St.  
Cathy Jean + James Garcia 13 Athens St.  
Barbara Miles 15 Athens St.  
Marguerite Cunniff 25 Banks St.  
Kathy Donwan Peabody Terrace Cheders Center  
Paul Walsh 1 WALKER COURT  
Margaret Walsh ONE WALKER COURT  
E. hem D. Mahan 38 Banks St + C.  
Shirley Gordon 77 Putnam Ave Park Mass

This petition is to respectfully express our opposition to the proposed placement of affordable housing at Corporal Burns Playground on Memorial Drive, Flagg Street, and Banks Street in Cambridge Massachusetts. The Playground should remain as is because it is a widely used, year round gathering place for students, families, and adults playing various sports.

The signatures attached represent individual opposition.

Habib Khan	} 4 Peabody Terr
Rifat Khan	
Chani McHussein	
Mary C. Butler	10 Dodge ST
Chyllis Butler	12 Dodge ST
Allia Moore	28 Hews ST
Karen Moore	28 HEWS ST
Paul J. Flaherty	20 Dodge St
Grita Butler	14 Dodge St
David Butler	14 Dodge St

# CHILDREN

This petition is to respectfully express our opposition to the proposed placement of affordable housing at Corporal Burns Playground on Memorial Drive, Flagg Street, and Banks Street in Cambridge Massachusetts. The Playground should remain as is because it is a widely used, year round gathering place for students, families, and adults playing various sports.

The signatures attached represent individual opposition.

TIKISHA PITTERSON — 1306 MASS AVE #202 CAMB MASS

JEMEL



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

July 18, 1991

TO: COUNCILLOR EDWARD N. CYR  
CHAIR, HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

FROM: JOHN E. FLYNN, DEPUTY CITY CLERK JEF

SUBJECT: LEGISLATIVE CHRONOLOGY OF THE AFFORDABLE HOUSING LAND BANK

Listed below please find for your review and information the following Legislative Summary of actions as it relates to the Affordable Housing Land Bank:

1. Council Order Number 37 sponsored by Councillor Cyr, submitted on December 17, 1990 re: the acceptance and adoption of the City Council's Land Bank Policy. Tabled by Councillor Cyr.
2. Calendar Item Number 8 of January 7, 1991 (Order Number 37 of December 17, 1990) adopted as amended by the affirmative vote of eight members.
3. Communication received from Robert W. Healy, City Manager, relative to the Planning Board report regarding transfer of certain City-owned parcels to the Affordable Housing Trust. (Agenda Item Number 8 dated April 1, 1991.)
4. Council Order Number 8, sponsored by Councillor Cyr Submitted on April 1, 1991 tabling the report of the Planning Board pending the receipt of certain specific reports and the outline of the notification process to be employed in the public hearing process adopted as amended by the affirmative vote of eight members.

5. Council Order Number 7, co-sponsored by Councillor Russell and Councillor Sullivan submitted on April 8, 1991 regarding the removal of 109 Pemberton Street from consideration in the Land Bank proposal. Councillor Cyr moved the referral of the Order to the hearing to be scheduled on the Land Bank. On a voice vote of seven members Councillor Cyr's motion prevailed. Councillor Russell and Councillor Sullivan were recorded in the negative.
6. Council Order Number 24, sponsored by Councillor Toomey submitted on April 29, 1991 regarding a cost analysis of converting the Third Street Fire Station to a full community center. Adopted as amended by the affirmative vote of nine members.
7. Communication received from Robert W. Healy, City Manager, relative to a response to the City Council request for specific report on Land Bank Sites (Consent Agenda Item Number 16 dated May 13, 1991). Referred to the Mayor for hearings to be scheduled.
8. City Council public hearing held on Monday, June 10, 1991 at 7:00 p.m. to solicit public testimony relative to the transfer of city owned parcels to the Affordable Housing Trust. 149-189 Banks Street.
9. Special City Council meeting held on Tuesday, June 11, 1991 beginning at 5:30 p.m. at the Harrington School, 850 Cambridge Street to receive testimony relative to the transfer of city owned parcels to the Affordable Housing Trust.

29 Third Street  
331 Norfolk Street  
178 Webster Avenue

10. Special City Council meeting held on Wednesday, June 12, 1991 beginning at 5:30 p.m. at the M.E. Fitzgerald School, 70 Rindge Avenue, to receive testimony relative to the transfer of city owned parcels to the Affordable Housing Trust.

12 Walden Street  
109 Pemberton Street  
25 Lowell Street

11. Communication received from Joseph E. Connarton, City Clerk, transmitting a copy of the hearing held before the City Council on June 10, 1991. (Communications and Reports from City Officers Number 2 of June 24, 1991). Referred to the Housing and Community Development Committee.
12. Communication received from Joseph E. Connarton, City Clerk, transmitting a synopsis of the Special Meetings of the City Council held on June 11th and June 12th, 1991. (Communications and Reports from City Officers Number 3 of June 24, 1991). Referred to the Housing and Community Development Committee.
13. Councillor Cyr, Chair of the Housing and Community Development Committee, scheduled a public hearing for Thursday, July 18, 1991 at 5:30 p.m. relative to points 11 and 12 of this chronology.
14. Communication received from John E. Flynn, Deputy City Clerk, transmitting a communication from Michael H. Rosenberg, Assistant City Manager for Community Development dated July 15, 1991 relative to Potential Land Bank Sites.

I have also enclosed all the pertinent documentation on file in the Office of the City Clerk relative to this subject matter.

I hope you find this information helpful in your deliberations.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

617.349.4600  
Fax 617.349.4669

To: The Honorable, The City Council

From: Michael H. Rosenberg *MHR*  
Assistant City Manager for  
Community Development

Subject: Potential Land Bank Sites

Date: July 15, 1991

In response to questions raised during Land Bank hearings about the feasibility of the conversion of the East Cambridge Firehouse and Lowell Street School to affordable housing, the Community Development Department has evaluated the financial feasibility of the two buildings and prepared the attached report for your review. In addition, I have included information about a viable relocation option for the New School of Music. Please contact me or Susan Schlesinger if you have questions about this information.



CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

July 16, 1991

Preliminary Financial Feasibility of Landbank Sites

The Community Development Department has completed a preliminary financial analysis of the feasibility of developing either family or supported housing on the Firehouse and Lowell School sites. For both buildings the analysis assumes that, the existing historic structures could be converted to 15 SRO units or four family units. Four is the maximum number of units permitted under current zoning.

For both sites, both SROs and family housing are financially feasible development options. On both sites, SROs could be developed using only tax credits, Section 8 subsidies and bank financing. In the case of the Lowell Street School site, family housing could also be developed using only these resources. In order to develop family housing in the East Cambridge Firehouse, an additional \$18,600 public subsidy would be required.

Both sites are listed on the National Register of Historic Places, a designation that limits alterations to the exterior of the buildings. However, a preliminary analysis indicates that this would not constrain the interior modifications necessary to convert the buildings to either family or SRO housing. SROs would probably allow some interior spaces to be preserved as common areas, enhancing the preservation of historic features.

The combination of no land costs, currently non residential uses, and National Register Status make both sites ideal tax credit projects. It is likely that both SRO's and family housing would receive the maximum tax credit allocation required to make the projects feasible.

The following table summarizes the estimated cost of redeveloping the buildings:

	East Camb. Firehouse		Lowell St. School	
	SROs	Family	SROs	Family
Total Development Costs	\$620,928	\$620,928	\$554,400	\$554,400
Financing:				
Bank Financing	340,020	308,000	303,589	291,614
Tax Credits	280,908	294,320	250,811	262,786
Other Subsidies	0	18,608	0	0
Debt Coverage Ratio	1.61	1.10	1.80	1.16

These figures assume rehabilitation costs of \$60 per square foot for the firehouse and \$70 per square foot for the Lowell School. These estimates are consistent with our recent experience in adaptive reuse of a vacant church building, and gut rehabilitation of a wood frame apartment building. They account for the fact that the exterior of the firehouse is in very good condition (over \$200,000 of work including windows and repainting was done a few years ago), and that substantial exterior work would be required at the Lowell Street School. Cost figures assume that two ground floor units would be handicapped-accessible, and that elevators would not be required. For family housing, they assume a mix of three and four bedroom units and for SROs, a minimum room size of 200 square feet.

On the revenue side, these figures assume that all units will be rented to Section 8 eligible individuals or families. They also assume a mix of tax credit and bank financing (at a 10% annual rate and a 30 year term), non profit ownership, and average operating expenses.

CM:nb



CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

June 15, 1991

Relocation Options for the New School of Music

The Community Development Department investigated whether there is vacant school space available that might be appropriate for a new location for the New School of Music. While there is currently no vacant space in the Cambridge public school system, there are three schools with space available in the Catholic School system. The space that is available is at St. Mary's which is off of Harvard Street south of Prospect (two upper floors with approximately 6,000 square feet per floor, and the basement floor), Blessed Sacrament in Cambridgeport (two upper floors with approximately 6,000 square feet per floor) and Our Lady of Pity off of Rindge Avenue in North Cambridge (an entire building, comprising approximately 20,000 square feet.)

Of the three, Blessed Sacrament seems like a particularly good prospect as the ground floor, which includes an auditorium space, has just been leased to the School Department for an alternative school, and there may be potential for joint use of some space. The upper floors are divided into six classrooms per floor (approximately 26 x 30) which might work well as classroom or performance space. St. Mary's is also a possibility, but it may be in rougher condition. Our Lady of Pity would probably not work, unless there was another user who wanted a large share of the building, as the cost of heating the entire building is prohibitive if only a small amount of space is used.

The Archdiocese is quoting a rate of \$5.50 per square foot and will consider lease terms of from one to five years.

If the New School was to lease the same amount of space it now occupies (roughly 6,000 square feet) at the \$5.50 rate, it would pay \$33,000 annually. This would represent just over 10% of the school's annual budget of \$300,000. The current payments of \$17,500, one quarter of which is reimbursed by the Arts Center, comprises about 6% of the school's annual budget.

The major advantages to the New School of relocating to a location like the Blessed Sacrament site in Cambridgeport would be the potential for sharing auditorium space (although this would need to be negotiated with the School Department), increased accessibility (the site is a short walk from the Central Square T stop), and enhanced access to a more diverse population.

The broker who is working with the Archdiocese is sending me floor plans and a sample lease.

CM:nb

# City of Cambridge

The City Council conducted a public hearing on Monday, June 10, 1991 beginning at 7:15 P.M. in the Sullivan Chamber, City Hall relative to proposed transfer of a city owned parcel of property located at 149-189 Banks Street to the AFFORDABLE HOUSING TRUST.

Mayor Alice K. Wolf opened the hearing by stating that affordable housing is the city policy and this total list of sites was an attempt by the Community Development Department to identify city resources and the key resource is land. Furthermore she stated that the land bank process would serve to identify potential city-owned sites as well as to allow the Planning Board to determine if they are suitable for residential use and finally it will allow the City Council to decide whether or not each piece of land should be conveyed for housing into the affordable housing trust.

The Mayor further stated that after the vote, should the land be transferred to the Trust, the Trust would involve the community in discussing the type of housing and will establish neighborhood advisory committees to assist the Trust.

The Mayor stated that the citizen testimony should be directed to whether or not it is good public policy to have these sites for housing and that no vote would be taken at any of these hearings.

## 149-189 Banks Street

Speaking in favor of transferring this site to the AFFORDABLE HOUSING TRUST were:

- \* Robert LaTremouille  
348 Franklin Street  
Cambridge, Ma.
- \* Reverend Fred Reis  
Pastor  
Lutheran Church  
Cambridge, Ma.
- \* Martha Edison  
14 Hews Street  
Cambridge, Ma.
- \* R. Philip Dowds  
48 Banks Street  
Cambridge, Ma.  
(Representing Cambridge Citizens for Livable  
Neighborhood)

## City of Cambridge

- \*Jeff Clark  
20 Flag Street  
Cambridge, Ma.
  
- \* James Stockard  
141 Oxford Street  
Cambridge, Ma.
  
- \* Philip White, Esquire  
12 Linder Way  
Roxbury, Ma.
  
- \* Susan Dooley  
Executive Director  
Shelter Inc.  
240 Albany Street  
Cambridge, Ma.
  
- \* George McCray  
2301 Massachusetts Avenue  
Cambridge, Ma.

The City Council then heard from Herbert Mello, 195 Franklin Street Cambridge, MA who stated that he could only support this concept if all affordable housing would go exclusively for Cambridge residents and from Mike Williams who provided a historical overview of the land in question.

The hearing was adjourned at 8:13 P.M.

# City of Cambridge

The Cambridge City Council convened in two Special Meetings as called by Her Honor Mayor Alice K. Wolf for the purpose of receiving public testimony relative to the transfer of certain city owned parcels to the AFFORDABLE HOUSING TRUST. The parcels in question are as follows:

- \* 29 Third Street
- \* 331 Norfolk Street
- \* 178 Webster Avenue
- \* 12 Walden Street
- \* 109 Pemberton Street, and
- \* 25 Lowell Street

The hearings were held geographically based on the locations of the property, with the first hearing being held on Tuesday, June 11, 1991 beginning at 5:30 P.M. at the Harrington Elementary School, and the properties heard were Third Street, Norfolk Street and Webster Avenue.

Mayor Alice K. Wolf opened the hearing at the Harrington School by stating that affordable housing is the city policy and this list of sites was an attempt by the Community Development Department to identify city resources and the key resource is land. Furthermore she stated that the land bank process would serve to identify potential city-owned sites as well as to allow the planning board to determine if they are suitable for residential use and finally it will allow the City Council to decide whether or not each piece of land should be conveyed for housing into the affordable housing trust.

The Mayor further stated that after the vote, should the land be transferred to the Trust, the Trust would involve the community in discussing the type of housing and will establish neighborhood advisory committees to assist the Trust.

The Mayor stated that the citizen testimony should be directed to whether or not it is good public policy to have these sites for housing and that no vote would be taken at these hearings.

## 29 Third Street Hearing (5:46 P.M.)

Speaking in favor of a multi-purpose community center versus affordable housing at this site were:

- \* Frank Manganelli  
109 Gore Street  
Cambridge, Ma.

- \* Dorothy Salerno  
49 Gore Street  
Cambridge, Ma.
- \* Nicholas Geraigery  
265 Hurley Street  
Cambridge, Ma.

Speaking in favor of transferring this site to the Affordable Housing Trust were:

- \* Hugo Salemme  
89 Third Street  
Cambridge, Ma.

( Mr. Salemme stated that although he supported affordable housing, he would like to see this particular site transferred to the East Cambridge Land Bank for future development)

- \* Robert LaTremouille  
348 Franklin Street  
Cambridge, Ma.
- \* Alfred E. Vellucci  
42 Porter Street  
Cambridge, Ma.
- \* Cynthia Dooley  
Executive Director  
Shelter Inc.
- \* Cynthia Holsman  
Clergy for Affordable Housing

This hearing adjourned at 7:01P.M.

331 Norfolk Street ( 7:07 P.M.)

Speaking against transferring this site to the AFFORDABLE HOUSING TRUST were:

- \* Stuart Farkas, Esquire  
925 Massachusetts Avenue  
Cambridge, Ma.  
( Attorney Farkas was representing residents of 329 Norfolk Street)
- \* Maria Crowley  
329 Norfolk Street  
Cambridge, Ma.

- \* Christopher Dewart  
336 Norfolk Street  
Cambridge, Ma.
- \* Sarah Dewart  
336 Norfolk Street  
Cambridge, Ma.
- \* Emily Skoler  
344 Norfolk Street  
Cambridge, Ma.
- \* Amy Flax  
73 Tremont Street  
Cambridge, Ma.
- \* John Natale  
93 Fourth Street  
Cambridge, Ma.
- \* Sean Bramble  
340 Norfolk Street  
Cambridge, Ma.

Many of these residents spoke of a previous City Council Committee report dated March 29, 1976 relative to agreements made by the committee with area residents regarding parking, signage, lighting, fire hydrants and the erection of a chain link fence.

No one appeared in favor of transferring this site to the Affordable Housing Trust.

The hearing was adjourned at 8 P.M.

173 Webster Avenue ( 8:30 P.M.)

Speaking in opposition to the transfer of this site to the AFFORDABLE HOUSING TRUST were:

- \* John Raulinaitis  
65 Union Street  
Cambridge, Ma.
- \* Al Pacheco  
28 Meacham Road  
Cambridge, Ma.
- \* John Natale  
93 Fourth Street  
Cambridge, Ma.

\* Karen Sauer  
390 Windsor Street  
Cambridge, Ma.

\* Lillian Stankunas  
65 Union Street  
Cambridge, Ma.

It Should be noted that Mr. Raulinaitis stated to the Council that he strongly believed that certain restrictions by the Federal government existed on this property given the fact it was in an urban renewal area. Mayor Wolf requested the City Clerk to look into this matter.

Speaking in support of transferring this site to the AFFORDABLE HOUSING TRUST was:

\* Barbara Shaw  
57 Sixth Street  
Cambridge, Ma.

No votes were taken on any of these sites and the Special Meeting was adjourned at 9:00 P.M.

1. Affordable housing is city policy
2. Identified our resources
3. Key resource is land
4. Proposed and passed land bank
5. Land bank process
  - a. identify potential city-owned sites
  - b. planning board to determine if are they suitable for residential use
  - c. Council decision: should each piece of land be conveyed for housing to Affordable Housing Trust?
6. After the vote, if the land is sent to Trust, Trust will involve community in discussing type of housing and will establish neighborhood advisory committees to advise
7.
  - a. citizen testimony should be directed to "Is it a good public purpose to have this site housing?"
  - b. no vote tonight

# City of Cambridge

The second Special Meeting of the City Council was held at the M. E. Fitzgerald Elementary School and the property which was discussed for possible transfer to the AFFORDABLE HOUSING TRUST was;

- \* 12 Walden Street
- \* 109 Pemberton Street, and
- \* 25 Lowell Street

As with the first Special Meeting this hearing was held geographically for the convenience of the citizens of the area.

Mayor Alice K. Wolf opened the hearing by stating that affordable housing is the city policy and this list of sites was an attempt by the Community Development Department to identify city resources and the key resource is land. Furthermore, she stated that the land bank process would serve to identify potential city-owned sites as well as to allow the Planning Board to determine if they are suitable for residential use and finally it will allow the City Council to decide whether or not each piece of land should be converted for housing into the AFFORDABLE HOUSING TRUST.

The Mayor further stated that after the vote, should the land be transferred to the Trust, the Trust would involve the community in discussing the type of housing and will establish neighborhood advisory committees to assist the Trust.

Finally Mayor Wolf stated that the citizen testimony should be directed to whether or not it is good public policy to have these sites for housing and that no vote would be taken at these hearings.

12 Walden Street (5:45 P.M.)

Speaking in opposition to the transfer of the site to the AFFORDABLE HOUSING TRUST were:

- \* Carlos Paige  
2050 Massachusetts Avenue  
Cambridge, Ma.
- \* Lillian Kiner  
28 Walden Street  
Cambridge, Ma.
- \* Eric Pfeufer  
9 Sycamore Street  
Cambridge, Ma.

(Mr. Pfeufer submitted a petition from area residents opposed

to the proposed transfer of 12 Walden Street and 2050 Massachusetts Avenue to the AFFORDABLE HOUSING TRUST.)( copies attached)

\* John Milmore  
42 Walden Street  
Cambridge, Ma.

(Mr. Milmore submitted a petition from area residents opposing the proposed sale of current active and passive recreational space for the construction of affordable housing.) (copies attached)

\* Jacek Von Henneberg  
11A Walden Street  
Cambridge, Ma.

\* Stephanie Golob  
11A Walden Street  
Cambridge, Ma.

\* Jean Herman  
9 Sycamore Street  
Cambridge, Ma.

\*Mary Milmore  
42 Walden Street  
Cambridge, Ma.

\* Francis McNamara  
53 Creighton Street  
Cambridge, Ma.

\* Mary Silva  
32 Creighton Street  
Cambridge, Ma.

\* Lucy Doherty  
38 Walden Street  
Cambridge, Ma.

\* Kathleen Hatchey  
2050 Massachusetts Avenue  
Cambridge, Ma.

\* Lillian Hatchey  
2050 Massachusetts Avenue  
Cambridge, Ma.

\* Helen Black  
7 King Street  
Cambridge, Ma.

\* James Quinn  
54 Haskell Street  
Cambridge, Ma.

- \* Dorothea Johnston  
30 Jackson Street  
Cambridge, Ma.
- \* Sandra Scheir  
11 King Street  
Cambridge, Ma.
- \* Margaret Mikalauskas  
14 Walden Street  
Cambridge, Ma.
- \* Ruth Davis  
29 Norris Street  
Cambridge, Ma.
- \* James McSweeney  
29 Harrison Avenue  
Cambridge, Ma.

These individuals indicated that they have supported affordable housing throughout the North Cambridge area in the past and believe that now is the time to preserve open and recreational space in an effort to maintain the quality of life within the area.

Speaking in support of transferring this site to the AFFORDABLE HOUSING TRUST were:

- \* Daniel Wuenschel  
Executive Director  
Cambridge Housing Authority  
270 Green Street  
Cambridge, Ma.
- \* Reverend Herb Cummings  
6 Arlington Street  
Cambridge, Ma.
- \* William Holstaffer  
15 Leonard Avenue  
Cambridge, Ma.

Mr. Wuenschel stated that he strongly supports building housing on all of the proposed sites given the critical need in Cambridge for additional housing. He commended the City Council for its initiative on this issue and stated that not enough can be done to supply housing. Furthermore he stated that he had met with a fairly large number of residents at 2050 Massachusetts Avenue regarding their position on transferring 12 Walden Street to the Trust and he believed that much of the opposition comes from the loss of parking spaces at the building.

Mr. Wuenschel informed the Council that currently there was

a waiting list of some 4600 people seeking public housing; 2000 of which are Cambridge residents. Responding to Councillor Russell, Mr. Wuenschel stated that the list is updated on a regular basis. Responding to a question from Mayor Wolf, Mr. Wuenschel stated that the list was created in 1988 and is the basis upon which the C.H.A. attempts to place applicants for open housing. He then outlined to the Council the criteria for admission to public housing as mandated by Federal and State law.

Councillor Cyr requested some guidance from Mr. Wuenschel relative to this issue of affordable housing in various neighborhoods.

Mr. Wuenschel responded by stating that records will show that real estate values in Cambridge have not been adversely effected by the development of affordable housing in the past and they won't be in the future. He used the site of 2050 Massachusetts Avenue as an example.

Vice Mayor Reeves questioned whether or not cross registration from city to city was allowed for the purpose of applying for housing within Cambridge.

Mr. Wuenschel stated that was exactly correct and such registration is allowed throughout the Commonwealth of Massachusetts, thereby resulting in the high number of 4000 applicants.

The hearing was adjourned at 7:14 P.M.

109 Pemberton Street ( 7:25 P.M.)

Speaking in opposition to the transfer of this site to the AFFORDABLE HOUSING TRUST were:

- \* Don McMath  
97 Pemberton Street  
Cambridge, Ma.
- \* Dottie McMath  
97 Pemberton Street  
Cambridge, Ma.
- \* Claire French  
97 Pemberton Street  
Cambridge, Ma.
- \* Helen Hollam  
95 Pemberton Street  
Cambridge, Ma.
- \* Barbara Hickey  
83 Pemberton Street

Cambridge, Ma.

- \* Dorothy Reilly  
88 Pemberton Street  
Cambridge, Ma.
- \* Joseph O'Hare  
147 Pemberton Street  
Cambridge, Ma.
- \* Arthur Cody  
143 Pemberton Street  
Cambridge, Ma.

( Mr. Cody stated that he had served on the North Cambridge Study Group which reported out their findings eight months ago indicating that this particular site should remain open space and now was somewhat confused to find out that the Community Development Department was recommending it be transferred to the Trust.)

- \* Carolyn Meath  
15 Brookford Street  
Cambridge, Ma.
- \* Eve Sullivan  
144 Pemberton Street  
Cambridge, Ma.
- \* Lynn Dever  
5 Yerxa Road  
Cambridge, Ma.
- \* Peter Cignetti  
5 Theriault Court  
Cambridge, Ma.
- \* Carol Lee  
15 Yerxa Road  
Cambridge, Ma.
- \* Denise Jillson  
5 Chester Street  
Cambridge, Ma.
- \* James Quinn  
54 Haskell Street  
Cambridge, Ma.
- \* George McCray  
2301 Massachusetts Avenue

Cambridge, Ma.

Speaking in favor of transferring this site to the AFFORDABLE HOUSING TRUST were:

- \*Nancy Nye  
203 Pemberton Street  
Cambridge, Ma.
- \* Barbara Hanksberry  
6 Sargent Street  
Cambridge, Ma.
- \* Peter Daly  
Homeowner's Rehab. Inc.  
78 Massachusetts Avenue  
Cambridge, Ma.

At this time the Council entered a discussion on the importance of open space and affordable housing with Councillors Russell, Sullivan and Walsh indicating their support for the neighborhood and Councillor Toomey indicating his concern relative to building affordable housing at this particular site.

Councillor Duehay reminded his colleagues that the purpose of these public hearings was to receive testimony from neighborhood residents and to keep an open mind. Councillors Cyr and Myers agreed.

Councillor Duehay moved that this matter be taken under advisement.

The motion carried.

The hearing adjourned at 8:41 P.M.

25 Lowell Street ( 8:50 P.M.)

Prior to the start of this hearing Vice Mayor Reeves questioned the Community Development Department relative to the current terms and conditions of the lease between the Lowell Street School and the City of Cambridge.

Mr. Michael Rosenberg, Assistant City Manager for Community Development responded by stating that the current lease runs through 1995.

Speaking in opposition to the transfer of this site to the AFFORDABLE HOUSING TRUST were:

- \* Polly Cobb  
140 Lexington Avenue  
Cambridge, Ma.

(Prepared text enclosed )

- \* Alicia Sinclair  
80 Alpine Street  
Cambridge, Ma.
- \* Rebecca Leland  
102 Coolidge Hill Road  
Cambridge, Ma.
- \* Jane Wainwright  
17 Gray Gardens East  
Cambridge, Ma.
- \* Berit Strong  
186 Arborway  
Jamaica Plain, Boston
- \* Gweneth Knight  
149 Brattle Street  
Cambridge, Ma.
- \* Richard Currier  
148 Lexington Avenue  
Cambridge, Ma.
- \* Peter Temin  
15 Channing Street  
Cambridge, Ma.
- \* Ronald Fleming  
2 Hubbard Park Road  
Cambridge, Ma.
- \* Timothy Keefe  
2175 Massachusetts Avenue  
Cambridge, Ma.
- \* Jerri Harrison  
Director  
Lowell Street School  
25 Lowell Street  
Cambridge, Ma.

( Ms. Harrison outlined to the City Council the current school enrollment, its work with the City of Cambridge, its work study programs and outreach programs.)

- \* Kathryn Zuckerman  
100 Memorial Drive  
Cambridge, Ma.
- \* Penny Kleespies  
105 Hammond Street

Cambridge, Ma.

- \* Peter Stevens  
Past President  
Arts Association
- \* Jane Daniel  
700 Huron Avenue  
Cambridge, Ma.
- \* Leonard Kaplan  
24 Gibson Street  
Cambridge, Ma.
- \* Reverend Robert Bennett  
49 Hawthorne Street  
Cambridge, Ma.
- \* Darryl D'Guerra  
272 Upland Road  
Cambridge, Ma.
- \* Larry Kotin  
Neighborhood 10 Association
- \* Joan O'Connor  
2 Longfellow Road  
Cambridge, Ma.
- \* Lucy Fowler  
70 Fresh Pond Parkway  
Cambridge, Ma.
- \* Tom Horwood  
42 Plympton Street  
Boston, Ma.
- \* Joan Hill  
Arlington, Ma.
- \* Elizabeth Parsons  
32 Garfield Street  
Watertown, Ma.

Vice Mayor Reeves discussed with various speakers the apparent lack of financial support through scholarships to minority children throughout Cambridge, stating that arts are for everybody and suggested that the school conduct broad outreach to achieve real diversity at the school.

Councillor Cyr stated his agreement and said that the audience and literature the which was distributed this evening was not

diverse. Furthermore he stated he did not buy the idea that the

school wouldn't survive if forced to relocate.

Councillor Duehay moved that the hearing be closed and that the meeting be adjourned.

The motion carried and the hearing was adjourned at 11:00 P.M.

①

WE THE UNDERSIGNED, RESIDENTS OF 2050 MASSACHUSETTS AVENUE  
 ( THE LEONARD RUSSELL APARTMENTS) ARE OPPOSED TO THE PARKING  
 LOT AT #12 WALDEN STREET AT THE REAR OF OUR BUILDING, BEING  
 TAKEN FOR HOUSING. THIS PARKING LOT IS USED BY OUR HEALTH CARE  
 PROVIDERS, AND HOMEMAKERS, WHOM WE DEPEND UPON FOR OUR DAY TO  
 DAY CARE. LOSING THIS SPACE WOULD BE A GREAT HARDSHIP FOR THE  
 RESIDENTS OF OUR BUILDING.

1 Irene Foster 405	22 Kathleen H. Hatched
2 Katrina Walsh 404	23 Ann Monica Robert
3 Harold Williams 208	24 Helen Murphy
4 Joseph J. [unclear]	25 CAROL PUGH
5 Emma Sanders 410	26 Jo Doris Walsh 309
6 Beitha Hunt 407	27 Fred [unclear] 507
7 Helen - Hadden 206	28 George Dutilly 612
8 Mary C. Souza 412	29 O. G. Dutilly 612
9 Marie Sullivan 610	30 <del>Dutilly</del> 406
10 Jenny Walsh 308	31 Mary Sullivan 513
11 Grace Harrigan 603	32 <del>Loopy</del> 505
12 Margaret Doyle 202	33 Jane [unclear] MAINT.
13 Evelyn Dickey 303	34 Adeline Valente 403
14 Julia Murphy 501	35 Elizabeth Vohs 310
15 <del>Agnes</del> [unclear] 201	36 Rose Timmins
16 Beitha M. [unclear] 408	37 Amy G. [unclear]
17 Theresa Piro 408	38 Helen Shubert 312
18 [unclear] 408	39 Horace [unclear]
19 Mary [unclear]	40 MAFOLA [unclear]
20 [unclear] # 409	41 [unclear] [unclear]
21 [unclear]	42 [unclear]

②  
WE THE UNDERSIGNED, RESIDENTS OF 2050 MASSACHUSETTS AVENUE  
( THE LEONARD RUSSELL APARTMENTS) ARE OPPOSED TO THE PARKING  
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RESIDENTS OF OUR BUILDING.

43 Pauline Mays - 402

44 SADIE LIGHTBOURNE

45 LYLA WILLIAMS 304

46 Elizabeth Hall

47 Mary McInnell

48 Andy Kenny

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WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME

ADDRESS

NAME	ADDRESS	CITY	STATE	ZIP
1 Marie S Cyr	14 Gold Star Rd	Camb.	MA	02140
2 Helen Salisbury	50 Churchill Ave.	Camb.	MA	02140
3 Regina Marie Rydt	2 Mt Auburn St.	Camb.	MA	02138
4 Lillian A. Beauvais	20 Healey St.	Camb.	MA	02138
5 Helen Swanski	24 Camp Street	Cambridge	MA	02140
6 Nellie Partidge	318 Harvard St	Camb	Mass	02138
7 Margaret Vernayza	3 Bellington St	Actl.	Ma	02174
8 Alice Alvaro	50 Churchill Ave	Camb		
9 Phyllis Paul	71 GROVE ST #10	ARLINGTON	MA	02174
10 Alice Simpson	96 Rice St	Cambridge	MA	02140
11 Dorothy Chelmer	21 Praeger St	Som.	MA	02143
12 Mildred Roberts	24 Cottage Ave	Som.	MA	02144
13 Catherine Smith	123 Orchard St	Som.	MA	02144
14 Edna Sullivan	700 Huron Ave.	Camb.	MA	02138

WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME	ADDRESS
5 Theresa Romanoff	3 Linden Ave. Som. 02143
6 Anne Barton	50 Melvin Rd. Act. 02174
7 Mary Martell	2 Mt. Auburn St. Leavel MA. 02138
18 Iona Koronas	10 Sycamore St. Camb 02140
19 Peggy Brooks	70 Matignon Rd, Camb. 02140
20 Marie R DeLeo	54 Matignon Rd Camb 02140
21 Frances Bekker	434 Franklin St Cambridge 02139
22 Irene Robinson	3 <sup>#47</sup> Arlington St. Camb. 02140
23 Lodie Melrose	1800 Mass Ave Camb 02140
24 Marian Annis	11 Beech St Co 02140
25 Bea Landau	123 Orchard St. Som. 02144
26 Betty Hanton	30 Cunniff Ave. North. Cambridge MA 02140
27 Daphne Lusey	30 Mt. Pleasant, St. Camb.
28 Helene Love	1800 Mass Ave Cambridge 02140

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NAME	ADDRESS
29 A. TINSLEY	194 WALDEN ST CAMB.
30 Julia Sandmeyer	79 Kirkland ST Cambridge
31 Eugene Miodas	35 Myland Road Cambridge
32 Patie Fuld	37 Laverne St Camb
33 Mary Gajt	159 Sherman St Camb.
34 Mary Prescott	5 Orington St Camb.
35 Ruth Sherman	50 Hudson Pl Camb
36 Ann Meriman	63 Avon Hill St. Cambridge
37 Josephine L. Hassen	7 Arlington St, Cambridge
38 Helen S. Kendall	38 Waver St Som. MA
39 Grace H. Wirth	21 Chauncy St, Cambridge
40 Hedwig E. Tocius	929 Mass. Ave. #9F Cambridge 02139-3136
41 Ethel Mc Brook	25 Dover St. Camb. 02140
42 Mary Mallett	50 Cedar St Camb - 02140
43 Vera Sakowich	148 Sacramento St 02138
44 Leah + Wesley Stubbell	126 Kimball St. 02139
45 Mary Trout	19 Brookford Camb. 02140
46 Florence Douglas	60 Cameron Ave W. Somerville, 02144
47 Mary O'Keefe	19a Forest St. Cambridge 02140

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NAME

ADDRESS

48 Philip A. Bonvest 49 Cedar St Cambridge

49 Thomas F. Muthrie Somerville

50 Melred Carl 55 Essex Camb. Ma

51 Marion Lingras

52 Mary Hillman Camb. Ma

53 Walter Hilliard Cambridge Ma

54 Betty Saccoccio 55 Otis St. Camb.

55 Frances Sullivan 7 Buckingham St.

56 Helen Kent 32 Gold Star

57 Edith D'Alusandro Pleasant St.

58 Mary Mc Connell 20 50 Mass ave.

59 Eric Lynn 14 Sacramento St.

60 Alec Miller

61 ... .. 12 ... St Camb.

WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME ADDRESS

- | NAME                     | ADDRESS                                  |
|--------------------------|--|
| 2 Louise Hegarty         | 7 Milton St. Arlington                   |
| 63 Victoria Kouyoumdjian | 34 Fayette St. Camb.                     |
| 64 Betty Stanton         | 50 Curdell Ave. M1 (Cent. Ave.)          |
| 65 Una Kinkead           | 140 Easdal Lane Camb Mass                |
| 66 Louie Sullivan        | <del>At</del> 12 Glenbrook Ln. Arlington |
| 67 Aileen M. Callahan    | 25 Dargent St. Cambridge                 |
| 68 Hermance Bergeron     | 20 George St. Cambridge                  |
| 69 Mary Catavolo         | 202 Elm St. Cambridge                    |
| 70 Sarah Natus           | 8 Columbus Ave. Camb.                    |
| 71 Violet Jackson        | 5 Walden Sq. Rd. Camb.                   |
| 72 Lucian Donahue        | 14 Buckingham St.                        |
| 73 Gertrude Philpot      | 700 Huron Ave. Cambridge                 |
| 74 Verna LeBlanc         | 10 Cogswell Ave. Cambridge               |
| 75 P. J. L. Loh          | 66 Dudley St. Cambridge                  |

WE, THE UNDERSIGNED MEMBERS OF THE NORTH CAMBRIDGE SENIOR CENTER ARE OPPOSED TO THE PARKING LOT AT #12 WALDEN STREET BEING TAKEN TO BUILD HOUSING. THE PARKING LOT IS VITAL TO THE OVER 700 SENIORS WHO USE THE CENTER EACH YEAR, MANY OF WHOM DRIVE HERE FROM OTHER SECTIONS OF THE CITY, AND THOSE SERVICE PROVIDERS WHO RUN PROGRAMMING AT THE CENTER..

NAME	ADDRESS
76 Louise Pursley	16 Vincent St.
77 Mae Douglas	16 Vincent St Camb
78 Helen Salisbury	50 Churchill Ave Camb.
79 Mabel LaBossier	1114 Montgomery St. Camb.
80 Lucille Enell	9 Weyford Rd.
81 Victoria Blyth	2 Mt Auburn St Camb.
82 Marie S. Cyr	14 Gold Star Rd
83 Margaret Barron	30 Ridley St
84 Stasia J. Daley	79 Locke St.
85 Daphne Luscep	30 Mt. Pleasant, St Camb Ma. 40
86	
87	
88	
89	

*A. Binn*

WE, THE UNDERSIGNED CONCERNED RESIDENTS OF NORTH CAMBRIDGE HEREBY STATE OUR OPPOSITION TO THE PROPOSED ACTION OF SELLING CURRENT ACTIVE AND PASSIVE RECREATIONAL SPACE FOR THE CONSTRUCTION OF HOUSING. THIS PROPOSED SITE (109 PEMBERTON ST.) IS LOCATED IN A HIGHLY CONGESTED AND DENSE NEIGHBORHOOD. THE PRESENT RECREATIONAL USE OF THIS AREA SERVES THE GREATER CAMBRIDGE YOUTH AND ADULT RESIDENTS.

BY THIS PETITION, WE DO NOT STATE OUR OPPOSITION TO HOUSING BUT DO STATE OUR SUPPORT FOR OPEN SPACE IN THE NEIGHBORHOOD.

PRINT NAME	ADDRESS	SIGNATURE
STEVEN COLOSIMO	27 Holmes St Camb	Steven Colosimo
Bob Larkin	2 Emory Pl W	Bob Larkin
JOHN S. TRAINOR	36 MITCHELLSON AVE CAMB	John S. Trainor
Kevin Mickerson	48 Saville St Camb	Kevin Mickerson
JOE E. McAULIFFE	32 GURNEX ST, Camb. 02138	Joseph E. McAuliffe
EDWARD T. DEVER	5 YERXA RD, CAMB 02140	Edward T. Dever
McAFFREY DAVID	205 WALDEN ST CAMB. 02140	David McAffrey
David Gevin	133 Appleton Str. Camb. 02138	David Gevin
GREGORY McCANN	19 HUTCHINSON ST CAMB 02138	Gregory McCann
KEVIN MURPHY	169 RINDGE AVE CAMB 02140	Kevin Murphy
KELLY LEONARD	225 WALDEN ST CAMB 02140	Kelly Leonard
TOFFLYN L. DAVIS	5 YERXA RD CAMB	Tofflyn L. Davis
ALBERT CYR	38 REED ST CAMB.	Albert Cyr
Faulette Cyr	38 Reed St. Camb	Faulette Cyr
PAT RATHBONE	85 Pemberton St Camb.	Pat Rathbone
BARBARA J. HICKEY	83 Pemberton St Camb	Barbara J. Hickey
DAVID KERVICK	20 ALEWIFE BRK PKWY CAMB	David Kervick
JOSEPH T. FLYNN	29 FOCH ST. CAMB MA 02140	Joseph T. Flynn
Timothy J. Hickey II	83 Pemberton St Camb	Timothy J. Hickey II
BRIAN E. NOONAN	31 Clay St. Camb, MA. 02140	Brian E. Noonan



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PRINT NAME	ADDRESS	SIGNATURE
HARRY RYAN	48 FENNO ST.	Harry Ryan
Margaret Ryan	48 Fenno St	Margaret Ryan
RUTH RYAN	48 FENNO ST	Ruth Ryan
Shelia Tully	221 Huron Ave	Shelia Tully
PAUL TERNET	221 HURON AVE	Paul Ternet
Robert Dussan	556 Fenwick St	Robert Dussan
Andrew Tully	14 Tennyson St	Andrew Tully
Sarah Kyler	225 Walden St 2K Cambridge	Sarah Kyler
GREGORY MCCANN	19 HO CHINSON ST	Gregory McCann
BRIAN Coffey	4 Reed St. Ct. #2	Brian N. Coffey
Elizabeth H. Macalabdi	4 Reed Street Ct. #2	Elizabeth H. Macalabdi
HUGH J MCCANN	14 SHERMAN ST CAMB	Hugh McCann
Suzanne Mylon	271 Walden St. Camb.	Suzanne Mylon
William G. Maher JR	25 BLAKESLEE ST CAMB.	William G. Maher
BARRY J. WALSH	157 APPLETON ST. CAMBRIDGE	Barry J. Walsh
Anthony J. Borelli	150 Raymond St CAMB	Anthony J. Borelli
Steven Kelleher	212 Upland Rd. Camb.	Steven Kelleher
William J. Casey	28 HARVY ST Camb	William J. Casey
Arthur Pedersen	48 Saville St. Camb	Arthur Pedersen
Michael Casney	41 MAGNUM ST Camb.	Michael Casney
HELD D. SOLOMON	48 KELLEY ST, CAMB	Held D. Solomon
Thomas J. Flynn	216 LakeView Ave, Camb	Thomas J. Flynn
Bernice Flynn	210 Lakeview Ave Camb	Bernice Flynn
Kevin M. Beaton	91 Sherman St	Kevin M. Beaton

WE, THE UNDERSIGNED CONCERNED RESIDENTS OF NORTH CAMBRIDGE HEREBY STATE OUR OPPOSITION TO THE PROPOSED ACTION OF SELLING CURRENT ACTIVE AND PASSIVE RECREATIONAL SPACE FOR THE CONSTRUCTION OF HOUSING. THIS PROPOSED SITE (109 PEMBERTON ST.) IS LOCATED IN A HIGHLY CONGESTED AND DENSE NEIGHBORHOOD. THE PRESENT RECREATIONAL USE OF THIS AREA SERVES THE GREATER CAMBRIDGE YOUTH AND ADULT RESIDENTS.

BY THIS PETITION, WE DO NOT STATE OUR OPPOSITION TO HOUSING BUT DO STATE OUR SUPPORT FOR OPEN SPACE IN THE NEIGHBORHOOD.

PRINT NAME	ADDRESS	SIGNATURE
DON McMATH	97 Pemberton St., Camb	Don McMATH
DOROTHY McMATH	97 Pemberton St Camb	Dorothy McMATH
CLAIRE FRENCH	97 PEMBERTON ST CAMB PT 2	Claire French
FRANK ROBICHAUD	81 Pemberton St Cambridge	Frank Robichaud
MARIE ROBICHAUD	81 Pemberton St Camb APT 1	Marie E Robichaud
Marty Berliner	81 Pemberton St. Camb. Apt 2	Marty Berliner
JULIAN SANDERS-FLEMING	77 Pemberton St., Camb. Apt 1	Julian Sanders Fleming
AL SANDERS-FLEMING	77 Pemberton St - Camb. Apt 1	Alison Sanders-Fleming
VERONICA HARRIS	71 Pemberton St Cambridge	Veronica Harris
Edward Lenk	69 Pemberton Street Cambridge	Edward Lenk
Krista Hossenlopp	67 Pemberton St Cambridge	Krista Hossenlopp
FRANCIS REILLY	88 Pemberton St Cambridge	Francis Reilly
DOROTHY REILLY	88 Pemberton St. Cambridge	Dorothy Reilly
JOHN B. VIDAL	137 WARDEN ST, CAMBRIDGE	John B. Vidal
JOHN J. HORGAN	46 HASKELL STREET	John J. Horgan
JULIAN WILSON	48 Haskell St. CAMB	Julian Wilson
RT. REV. JOHN J. MOWATT	48 Haskell St. Camb	RT. Rev. John J. Mowatt
Jacqueline Thomas	12 FAIRFIELD ST CAMB	Jacqueline Thomas
Paul D. Doran	38 Fairfield St. Cambridge	Paul D. Doran
Francesca Doran	" " "	Francesca Doran
WILLIAM H. FAY	48 FAIRFIELD ST.	William H. Fay
Frederick A. Fedrini	2524 17th Ave. CAMB	Frederick A. Fedrini
LIZ Seelman	39E Bellis Circle Camb.	Liz Seelman

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BY THIS PETITION, WE DO NOT STATE OUR OPPOSITION TO HOUSING BUT DO STATE OUR SUPPORT FOR OPEN SPACE IN THE NEIGHBORHOOD.

10

PRINT NAME	ADDRESS	SIGNATURE
Timothy J. Hickey	83 Pemberton St	Timothy Hickey
<del>Francis J. Hollum</del>	30 JACKSON ST	<del>Francis J. Hollum</del>
FRANCIS J. HOLLUM	95 PEMBERTON COURT	Francis J. Hollum
Norman R. Boucher	2 Van Norden St	Norman R. Boucher
Kent Carlson	16 Washburn Ave	Kent Carlson
David M. Boucher	4 Van Norden St	David M. Boucher
CARMEN BOUCHER	2 Van Norden St	Carmen Boucher
ANN BOUCHER	2 Van Norden St - Camb	Ann Boucher
JOHN T. BOUCHER	2 VAN NORDEN ST CAMB	John T. Boucher
DIANE COSTANZA	1 VERDUN ST - CAMB	Diane Costanza
Peter R. Boucher	4 Van Norden St - Cambridge	Peter R. Boucher
MARY E HARRINGTON	62 HASKELL ST - Camb.	Mary E. Harrington
<del>Daniel J. Hayes</del>	<del>60 Rindge Ave</del>	<del>Daniel J. Hayes</del>
Anita S. Hayes	60 Rindge Ave	Anita S. Hayes
Daniel J. Hayes III	60 Rindge Ave	Daniel J. Hayes III
MARIA L. DONNELLY	16 Fairfield Street	Maria L. Donnelly
Kitty Brown	28 FAIRFIELD ST	Kitty Brown
JUDITH GOLD	44 Fairfield St. Cambridge	Judith Gold
Helen M. Fay	48 FAIRFIELD ST	Helen M. Fay
JAMES G. MARCANTONIO	57 PEMBERTON ST	James G. Marcantonio
TERESA R. MARCANTONIO	57 Pemberton St.	Teresa R. Marcantonio
MARY J. O'HARE	147 PEMBERTON ST	Mary J. O'Hare
JOSEPH L. O'HARE	147 PEMBERTON ST	Joseph L. O'Hare

WE, THE UNDERSIGNED CONCERNED RESIDENTS OF NORTH CAMBRIDGE HEREBY STATE OUR OPPOSITION TO THE PROPOSED ACTION OF SELLING CURRENT ACTIVE AND PASSIVE RECREATIONAL SPACE FOR THE CONSTRUCTION OF HOUSING. THIS PROPOSED SITE (109 PEMBERTON ST.) IS LOCATED IN A HIGHLY CONGESTED AND DENSE NEIGHBORHOOD. THE PRESENT RECREATIONAL USE OF THIS AREA SERVES THE GREATER CAMBRIDGE YOUTH AND ADULT RESIDENTS.

BY THIS PETITION, WE DO NOT STATE OUR OPPOSITION TO HOUSING BUT DO STATE OUR SUPPORT FOR OPEN SPACE IN THE NEIGHBORHOOD.

PRINT NAME	ADDRESS	SIGNATURE
LAWRENCE BURK	410 JACKSON ST.	Lawrence Burk
Hui min Ji	3 yerxa Rd #2	Hui min Ji
DAN RATH	142 RUNDLE AVE	Dan Rath
MARILYN MORFEZ	29 Pemberton St. Camb	Marilyn Morfez
Jane DONOVAN	32 Rice St. Camb.	Jane & Donovan
A. Worcester	32 Rice St. Camb.	A. Worcester
WILLIAM BATILHO	86 HARVEY ST	William Batilho
DOMINGOS CORREIA	15 Chester St. Camb.	Domingos Correia
Beth Morgan	1 Cornwell Ave Camb	Beth Morgan
Robert Marquis	73 Bell's Hill Camb MA 02140	Robert Marquis
Eric Paul	31 Rice St. Camb. MA 02139	Eric Paul
Michael Morris	452 Broadway Camb. 02138	Michael Morris
John J. Mangel	254 UPLAND RD JOHN'S MINGLI	John J. Mangel
A. Biedron	7 Van Norden St. 02140	A. Biedron
M. Frost	518 Metro Park Ave 02140	M. Frost
J. MASE	32 Reed St 02140	J. MASE
John J. Sheehan	12 Norris St 02140	John J. Sheehan
John Clark	81 Oueland 02140	John Clark
John Sheehan	29 Pemberton St 02140	John Sheehan
JULIAN MILLER	32 Pemberton St 02140	Julian Miller
THOMAS J. O'LEARY	46 PEMBERTON ST 02140	Thomas J. O'Leary
Brian J. Card	44 PEMBERTON ST Camb 02140	Brian J. Card
Steve Cohen	47 Pemberton St 02140	Steve Cohen

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PRINT NAME	ADDRESS	SYGNATURE
JOHN DEVLIN	73 PEMBERTON ST.	John Devlin
Fred Stein	3 Ringo Terrace Cambridge	Fred Stein
Ted Runsey	24 Linnaean St Cambridge MA	Ted Runsey
PATRICIA O'HARE	147 PEMBERTON ST CAMB	Patricia O'Hare
James F Simpson	96 Rice St. Camb	James F Simpson
Steven M Brogan	19 Pemberton St Camb	Steven M Brogan
STEVG A SIMARD	35 PEMBERTON ST CAMB	Stevg A Simard
Arthur F. Cody	143 Pemberton St Camb	Arthur F Cody
JAMES H. QUINN	54 HASKELL ST CAMB	James H Quinn
OLIVE M. HORGAN	46 HASKELL ST CAMB	Olive M Horgan
MARY A HORGAN	46 HASKELL ST CAMB	Mary A Horgan
JOHN W LEE	15 YERXA RD. CAMB.	John W Lee
GAIL FARINO	140 SHERMAN ST CAMB	Gail Farino
ANNA FARINO	140 SHERMAN ST CAMB.	Anna Farino
John L Lee	15 Yerxa Rd Camb	John L Lee
Carol A. Lee	15 Yerxa Road Cambridge	Carol A Lee
ARLENE THOMPSON	16 YERXA RD. CAMB	Arlene Thompson
Eve Sullivan	144 Pemberton St. Camb.	Eve O'Donohue Sullivan
MALCOLM L CARD JR	44 PEMBERTON ST. CAMB.	Malcolm L Card Jr.
George F. MCRAE	2301 MASS. AVE Cambridge MA	George F McRae

To: The Honorable Councilors of the City of Cambridge

re: Housing at 12 Walden Street

We, concerned abutters and residents of the proposed housing on the 12 Walden St. lot rear of 2050 Mass. Ave wish to be recorded as adamantly opposed to such development for the following reasons:

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Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

*Signature*

Gerald Chan

Thank You;

*Address*

Owner Apt 4, 5, 6 8 + 2  
5 Walden Street.

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Therefore, we respectfully request that the City Council vote NO on any development now or in the future on the 12 Walden St. site.

Name

Thank You;

Address

02140

Lillian O. Kiner

28 Walden St Cambridge

Certrude L Davis

28 Walden St Cambridge 02140

Nelore Mantre

28 Walden St

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Thank You;

Signature

Address

[Signature]

5 Walden St. #6 Cambridge

Jodi Horvath

5 Walden #8 Cambridge

[Signature]

5 Walden #4 Cambridge

Lawrence

5 Walden #7 Cambridge

[Signature]

" " #5 "

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

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*Signature*

Jacob M. Hennebery  
Sophanie P. Golob  
John P. Buckley  
Maria W. Wally  
Martin P. Ryan  
Rose M. Ryan  
Vera Koronas  
Irene Koronas  
Maryann J

Thank You;

*address*

11A Walden St.  
11A Walden St.  
11 Walden St., Cambridge  
11 Walden St, Camb.  
8 Sycamore St. Camb.  
8 Sycamore St. Camb.  
10 Sycamore St Camb  
12 Sycamore St Camb  
24 Walden St Camb

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Therefore, we respectfully request that the City Council vote NO on any developement now or in the future on the 12 Walden St. site.

Thank You;

Wayne Hawley  
Edwin H. Wilson  
For the Sign  
Charlie "S"  
Cora McCauley  
Mary M. Conchy  
James M. Flaherty  
William J. Flaherty

19 Walden St #2 (owner)  
19 Walden St  
19 Walden St  
19 WARDEN  
32 Walnut St #2  
34 Apple St.  
8 Cypress St.  
8 Cypress St

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Name

[Signature]  
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Thank You;  
Address.

115 Mt Auburn St. Cambridge  
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Thank You;

SAMER FARAJ

A. R. FARAJE

May Faraj

Girma B. Bekka

Isaac M. Berbek

16 WALDEN ST. CAMB. 02140

16 WALDEN ST, CAMB. 02140

16 Walden St Camb 02140

16 Walden St Camb 02140

16 Walden St. Camb 02140

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Thank You;

Clair Zylinski

Kerry J. Roberts

George W. Roberts

Peter Blackman

John J. Harrington

Chandeleah D. Harrington

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

142 Richdale Ave

38 Walden St

38 Walden St

31 Walden St.

27 Walden St

27 Walden St.

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Thank You;

Mary P. Nelson  
Wendy J. [unclear]  
Linda M. Silva  
George A. Silva  
Ronald P. Chavez  
Ron F. Chavez  
Mary P. Chavez  
[unclear]  
Katrina Benitez  
[unclear]

33 Creighton St. Camb  
32 Creighton St. Camb  
33 Creighton St. Camb  
32 Creighton St. Camb  
29 Creighton St. Camb  
29 Creighton St. Camb  
29 Creighton St. Camb  
44 Creighton St. Camb  
30 Creighton St. Camb  
31 Creighton Cambridge

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Thank You;

1. ~~\_\_\_\_\_~~

2. ~~\_\_\_\_\_~~

3. ~~\_\_\_\_\_~~

4. ~~\_\_\_\_\_~~

5. ~~\_\_\_\_\_~~

PRESTON RICHARDSON

5 SYCAMORE ST

"

9 SYCAMORE ST.

7 SYCAMORE ST.

7 SYCAMORE ST.

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Thank You;

Mary Milmore  
John M Milmore  
Sandra Scheik  
Helen M Black  
Julian T Black

42 Walden St  
42 Walden St  
11 King St  
7 King St



CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300  
FAX 349-4307

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

May 13, 1991

To the Honorable, the City Council:

Attached please find response from Michael Rosenberg, Assistant City Manager for Community Development, relative to request from the City Council for specific report on Land Bank Sites. I recommend that a public hearing be scheduled to consider this issue.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy", written over a horizontal line.

Robert W. Healy  
City Manager

RWH/dls  
attachment



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

617-349-4600  
Fax 617-349-4669

To: Robert Healy, City Manager  
From: Michael Rosenberg, Assistant City Manager  
for Community Development  
Date: April 22, 1991  
Re: Response to Request from City Council for Specific Report  
on Land Bank Sites

1. Walden Street.

A number of questions have been raised about the necessity of the Walden Street parking lot in connection with the Cambridge Housing Authority's Russell Apartments located at 2050 Massachusetts Avenue. Residents have stated concerns that health workers, visitors and persons dropping off groceries will be inconvenienced by the loss of the Walden Street parking lot.

According to Daniel Wuenschel, Executive Director for the Cambridge Housing Authority, especially in view of the intended use of the City lot for affordable housing, there is sufficient parking for the residents of 2050 Massachusetts Avenue in the parking lot at the building. Persons dropping off groceries are allowed to park at the 2050 lot while they are making their deliveries. Residents are provided with City of Cambridge visitor passes for their guests, so all resident parking areas are available to them. The Cambridge Housing Authority does not believe that the parking lot at 12 Walden Street is needed to support the residents at 2050 Massachusetts Avenue.

Services are provided to the residents of 2050 Massachusetts Avenue by the Visiting Nurses Association (VNA) and by the Elder Services of Somerville. As is detailed in an attached letter from Louise Dodd, Director of the VNA, many VNA nurses, home health aides, and homemakers provide services to residents of 2050 Massachusetts Avenue. The general consensus of the VNA staff who service 2050 Mass Ave is that, although the Walden Street lot has been used as parking, the staff could locate other parking in the neighborhood without substantial difficulty. Ms. Dodd's letter states that "In light of the choice between housing or parking, without question we support housing."

Services are also provided by Cambridge Somerville Elder Services. The CDD staff has had several conversations with Elder Services to attempt to assess the impact to this organization of loss of the Walden Street parking, and there has been no indication that Elder Services will be negatively impacted.

In light of the result of discussions with the Housing Authority, the VNA and Elder Services, although there will be some additional inconvenience, it does not appear that there will be substantial negative affect to the residents of 2050 Massachusetts Avenue nor to their service providers from loss of the Walden Street parking.

According to Kathy Filsinger, Department of Human Services staff to the Senior Center, the Senior Center staff and participants believe that the Walden Street parking lot is important to its operation, and that from five to seven parking spaces are needed for the center.

The Community Development Department and the Department of Human Services are currently investigating the possibility of obtaining the donated use of parking spaces from commercial neighbors for users of 2050 Massachusetts Avenue. The owners of the Henderson Carriage Building have expressed their willingness to cooperate to provide additional spaces for the benefit of 2050 Mass. Ave. on weekends, evenings and holidays, although they do not have available space on weekdays. CDD has also had some conversations with Kentucky Fried Chicken about the possibility of use of some of its parking space.

In addition, the residents of 2050 Mass. Ave. have suggested that the meters be removed from the five Mass. Ave. spaces in front of 2050 Mass. Ave. and that these spaces be posted as resident parking. However, according to Lauren Preston, Deputy Director of Traffic and Parking Department, it is contrary to City policy to post as resident only parking areas which are business zoned.

Residents at 2050 Mass. Ave. have also expressed concern that the building on the 12 Walden Street lot will create fire equipment access problems and thus fire safety problems for 2050 Mass. Ave. Chief Kevin Fitzgerald personally inspected the parcel at 12 Walden Street and informed CDD staff that the type of construction contemplated at 12 Walden would not present any unresolvable fire safety issues.

## 2. Lowell School.

This building is currently leased to the New School of Music, a community music school, with a lease which runs through 1995. The rent is currently a percentage of the fees collected, and amounts to approximately \$17,500 per year. The music school uses 9,000 of the 12,000 square feet in the building and subleases the rest to the Cambridge Art Center, which pays 25% of the rent. The

space is used as both classroom and performance space. The school has 450 students, about two thirds of whom are from Cambridge. Some of the students are supported by a \$5,000 scholarship fund.

The rent on the Lowell school building is heavily subsidized by the City of Cambridge. The rent is based on a percentage of the fees collected, and is approximately \$7,500 annually, plus a \$10,000 allowance for building repairs. This total of \$17,500 annual rent payment is less than twenty percent of the amount that the school would pay for the same amount of lower-rent commercial space in Central Square.

There are no easy relocation options for the school, as no public buildings are currently available. The school could undertake a capital fund raising drive over the next four years to all allow it to either pay a market level rent or purchase another property. Another alternative is for the school to raise tuitions to cover rental costs. In either case, the organization would need an additional \$50,000 to \$100,000 annually, in addition to their current \$300,000 annual budget, to pay for market rate space.

It is important to note that there should not be a presumption that the school would continue to occupy the building after 1995, as the Uniform Procurement Act of 1990 will require that the lease for the building be publicly bid when the current lease expires.

### 3. Norfolk Street.

In 1976 a portion of Norfolk St. was closed to allow the construction of the Dept. of Public Works. In the report of the Council subcommittee to Council, there was a recommendation that the Norfolk St. site be used for resident parking. The site, which is unpaved, is currently used for resident parking at night and during the day a mix of resident and commercial parking. The lot accommodates approximately 20 spaces of which five seemed to be used as car storage.

The neighbors report a number of issues related to living close to the DPW site. These include:

- Increased noise, dirt and dust
- Smells related to garbage storage
- No landscaping on Norfolk St. edge; leakage of salt and garbage
- Problems with vehicles turning on dead end street

A feasible solution which would allow the Norfolk St. lot to be used for affordable housing as well as deal with some of the issues raised by the neighborhood would be to replace approximately twelve residential parking spaces on a portion of the DPW site. This plan would also address the need for landscaping to provide a buffer between the DPW and the neighborhood. Although not all the spaces would be replaced, the benefits to the residents of a landscaped parking area, a turning radius for trucks, a buffer

between the neighborhood and the DPW site and a resident parking sticker requirement for the street are significant.

4. 7 Warren Street and 178 Webster Street.

The uses of 7 Warren Street and 178 Webster St. were established by the Cambridge Redevelopment Authority as part of the Wellington-Harrington Urban Renewal program. The Authority required use restrictions on both parcels - 7 Warren St. for parking and 178 Webster St. for open space. Webster St. is a block away from Donnelly Field, a 7.2 acre park used for a variety of recreational activities. A portion of this site was a city-owned street. According to Joseph Tulimeri, Executive Director of the CRA, a minor plan change which could be enacted by the CRA Board and which would allow affordable housing development would be likely to be favorably considered.

In the case of Warren St., a change in the CRA use restriction would require a major amendment to the Wellington-Harrington Plan because the designated use is still viewed as necessary to success of the Wellington-Harrington plan. This plan change would involve approvals from the Planning Board, CRA Board as well as the State and would be difficult to obtain.

5. 109 Pemberton Street.

The old ice skating rink at Pemberton Street is part of a large area taken by the City in 1893 for park use. The rink was last flooded for ice skating use more than ten years ago.

The rink is adjacent to a 6.5 acre recreational site behind the Fitzgerald School which includes a baseball field, three basketball courts and four tennis courts. Across Haskell Street from the baseball field is another 47,744 square foot park area, Bergin Playground, which includes a tot lot and a grassy area of open space. The facilities of both park areas include benches and seating areas. The rink is located within easy walking distance (eight blocks) of Danehy Park, the City's new 55 acre park. Overall, North Cambridge has 86 acres of open space, not including the 55 acres of Danehy Park, which is technically not located in North Cambridge.

In 1988, the North Cambridge Neighborhood Study recommended that this area be improved as open space. However, a neighborhood survey conducted as part of that plan noted that the majority of North Cambridge residents do not consider the amount of recreational facilities or the condition of the parks to be a problem in their neighborhood.

Because the land was originally taken by the City as park land, the Legislature must approve the change of use contemplated. This change of use to allow the development of low and moderate income housing was sought and obtained from the State in the cases of City owned parcels on Cherry St. and Hayes-Magee St.



# City of Cambridge

AMENDED ORDER  
24.  
IN CITY COUNCIL

April 29, 1991

COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to confer with the Assistant city Manager for Community Development with the view in mind of providing this City Council with a cost analysis of converting the Third Street Fire Station to a full community center; and be it further

ORDERED: That said information be reported back to the City Council at the time of the hearing on the Land Bank Proposal.

In City Council April 29, 1991.

Adopted as amended by the affirmative vote of nine members.

Attest:- John E. Flynn, Deputy City Clerk.

A true copy;

ATTEST:-

John E. Flynn, Deputy City Clerk



# City of Cambridge

ORIGINAL ORDER  
24.  
IN CITY COUNCIL

April 29, 1991

COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to confer with the Assistant city Manager for Community Development with the view in mind of providing this City Council with a cost analysis of converting the Third Street Fire Station to a full community center.



# City of Cambridge

7.

IN CITY COUNCIL

April 8, 1991

COUNCILLOR RUSSELL  
COUNCILLOR SULLIVAN

WHEREAS: Citizens in North Cambridge are seriously concerned that 109 Pemberton Street, a portion of Rindge Park, is being considered as part of the Affordable Housing Land Bank Proposal; and

WHEREAS: The neighborhood which is adjacent to the parcel being considered is severely congested has been the scene of at least two major fires, and relies on the open space as a respite from crowded conditions; and

WHEREAS: Members of the North Cambridge Stabilization Committee have submitted a plan for a park on the site which would include, 1) Passive Recreation areas for Senior Citizens, etc.; 2) Seating Areas; 3) Community Gardens; and, 4) Open areas for Public Functions; and

WHEREAS: This park will be planned and designed with the assistance of the CRLS Vocational Education Department and other public/private professionals (retired or active) who are willing to donate their skills to this project. Utilization of this approach will enable costs to be kept to a minimum, include the intended users in the planning and development, thereby further benefiting the largest numbers of elder and special needs citizens; now therefore be it

RESOLVED: That this site be removed from consideration in the Land Bank Proposal for consideration of this proposal.

**REFERRED TO HEARING TO BE SCHEDULED ON THE LAND BANK**



# City of Cambridge

7.

IN CITY COUNCIL

April 8, 1991

Councillor Russell

- WHEREAS: Citizens in North Cambridge are seriously concerned that 109 Pemberton Street, a portion of Rindge Park, is being considered as part of the Affordable Housing Land Bank Proposal; and
- WHEREAS: The neighborhood which is adjacent to the parcel being considered is severely congested has been the scene of at least two major fires, and relies on the open space as a respite from crowded conditions; and
- WHEREAS: Members of the North Cambridge Stabilization Committee have submitted a plan for a park on the site which would include, 1) Passive Recreation areas for Senior Citizens, etc.; 2) Seating Areas; 3) Community Gardens; and, 4) Open areas for Public Functions; and
- WHEREAS: This park will be planned and designed with the assistance of the CRLS Vocational Education Department and other public/private professionals (retired or active) who are willing to donate their skills to this project. Utilization of this approach will enable costs to be kept to a minimum, include the intended users in the planning and development, thereby further benefiting the largest numbers of elder and special needs citizens; now therefore be it
- RESOLVED: That this site be removed from consideration in the Land Bank Proposal for consideration of this proposal.



# City of Cambridge

AMENDED ORDER  
AGENDA # 8  
IN CITY COUNCIL

April 1, 1991

## COUNCILLOR CYR

**ORDERED:** That the report from the Planning Board regarding transfer of certain city-owned parcels to the Affordable Housing Trust be and hereby is tabled pending receipt of the following specific reports:

**12 Walden Street:** The City Manager be and hereby is requested to investigate alternative parking for senior center users and health care workers visiting 2050 Massachusetts Avenue.

**25 Lowell Street:** The City Manager be and hereby is requested to report back on the current lease, and options for relocating the arts uses.

**Norfolk Street:** The City Manager be and hereby is requested to report back to the City Council on the current city/neighborhood agreement, the possibility of relocating the parking onto the DPW Site, and other public amenities that can be provided to make the DPW more tolerable neighbor.

**7 Warren Street and 178 Webster Street:** That the City Manager be and hereby is requested to confer with the Executive Director of the Cambridge Redevelopment Authority for a report on the lifting of deed restrictions.

**109 Pemberton Street:** That the City Manager be and hereby is requested to research the historical background of said site with attention to any and all ties with Rindge Field; and be it further

**ORDERED:** Upon receipt of said reports and information that Her Honor the Mayor be and hereby is requested to schedule a public hearing or hearings, with written notification to all affected parties of the time and location of said hearing(s) and a display ad placed in widely circulated newspaper(s) with aforementioned information at least two weeks prior to said hearing(s).

In City Council April 1, 1991.

Adopted as amended by the affirmative vote of eight members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

*Joseph E. Connarton*

ATTEST:- Joseph E. Connarton, City Clerk



# City of Cambridge

ORIGINAL ORDER  
AGENDA # 8  
IN CITY COUNCIL

April 1, 1991

## COUNCILLOR CYR

**ORDERED:** That we table the report from the Planning Board pending receipt of the following specific reports.

**12 Walden Street:** The City Manager is requested to investigate alternative parking for senior center users and health care workers visiting 2050 Massachusetts Ave.

**25 Lowell Street:** The City Manager is requested to report back on the current lease, and options for relocating the arts uses.

**Norfolk Street:** The City Manager is requested to report back to the City Council on the current city/neighborhood agreement, the possibility of relocating the parking onto the DPW Site, and other public amenities that can be provided to make the DPW more a more tolerable neighbor.

**7 Warren Street & 178 Webster Street:** A report from the Redevelopment Authority on the lifting of deed restrictions. And be it further

**ORDERED:** That the Mayor shall schedule the required public hearing upon notification that the called for information will be available.



CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300  
FAX 349-4307

8

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

April 1, 1991

To The Honorable, The City Council:

I am hereby transmitting communication received from the Planning Board relative to their report regarding transfer of certain City-owned parcels to the Affordable Housing Trust, for your consideration.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mev  
attachments

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**  
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 28, 1991

To: The Honorable, the City Council:

Subject: Planning Board Report Regarding Transfer of Certain City-Owned Parcels to the Affordable Housing Trust

The Planning Board has completed its evaluation of eight City-owned parcels pursuant to the City Council's Order creating an Affordable Housing Land Bank. It is the Planning Board's understanding that these eight sites were referred to the Board by the City Manager after a review of the list of all City-owned properties. Lots less than 3,000 square feet and sites used for active recreational open space were eliminated from consideration. The Planning Board was asked to consider at a public meeting whether the parcels referred by the City Manager are appropriate for residential use. The Planning Board, therefore, did not consider the question of current or alternative uses for the sites. The public meeting was held on Tuesday, March 19, 1991.

The Planning Board considered the following factors in evaluating each site:

- (a) Lot location and size
- (b) Relation of lot location to public transportation
- (c) Relation of lot location to public schools
- (d) Relation of lot location to business districts
- (e) Character of the surrounding neighborhood
- (f) Environmental impacts and issues (if any)
- (g) Traffic and parking impacts and issues
- (h) Existing zoning
  - (i) Allowed uses
  - (ii) Allowed number of dwelling units "as of right"
  - (iii) Setback requirements

The Board does consider all eight sites suitable for residential use. However, there are several sites which the Board feels are somewhat problematic from a design point of view: Warren Street site, Corporal Burns Playground site, Norfolk Street site, primary among them. As of right zoning would allow fourteen units

to be built on the Warren St. site. The Board feels that in fact a smaller number of units would be appropriate on the site given its hemmed in condition with commercial uses directly on the property line on one side and other new residential uses across the street. In the case of the Corporal Burns site, the Board notes that the housing design on this site will be constrained by the high rise housing and active open space abutting the site. In addition, the Board notes that the parking lot on Norfolk St. was established as a result of the City's construction of the adjacent D.P.W. site. A design which allows for some resident parking to continue on the site as well as housing might be a satisfactory solution for this site which is constrained by the abutting semi-industrial public works use next door, a dense residential development pattern already on the street, and the access problem inherent in a dead end street condition. Before final disposition of the site is made to the Trust, a review of possible options for alternate parking arrangements with modifications to the D.P.W. yard configuration might be undertaken.

While the Planning Board evaluated only the question of whether the sites were appropriate for residential uses, it is important to note there was considerable public testimony related to other issues. The public comments relating to each site follow.

Site 1. 12 Walden Street - active parking lot;

- \* Lot is used for resident parking, parking by senior citizens attending senior center at 2050 Mass. Ave., and, possibly, by health care professionals also serving residents at 2050 Mass. Ave.
- \* Neighborhood, through the North Cambridge Stabilization Committee, is divided on appropriate use for this site.

Site 2. 109 Pemberton Street - originally used as ice skating rink;

- \* North Cambridge Neighborhood Study recommends site for recreation.
- \* Access to townhouses (Cogswell Avenue) for fire service might be hampered.
- \* Problems of crime make site inappropriate for housing use.
- \* Site is used informally for recreational purposes.

Site 3. 25 Lowell Street - school building occupied by music school and art association;

- \* Displacing current occupants would be devastating to individual organization.
- \* Current use continues original intended use of building

- \* Music school serves many hundreds of students at below market cost; art association has wide outreach program throughout Cambridge.
- \* Current uses are as valuable to community as affordable housing.
- \* Area not convenient to affordable shopping.
- \* Only site of those recommended with active, ongoing use.

Site 4. Norfolk Street - neighborhood parking lot;

- \* Street has no other community benefits, as for instance, open space.
- \* Site was promised to neighbors for parking in exchange for closing of the rest of the street for D.P.W. expansion.
- \* Street cut off from rest of the neighborhood; difficult to exit onto Hampshire Street during special events.
- \* Difficult to live with D.P.W. yard and its associated activities: noisy, smelly, salt storage, recycled materials storage.
- \* 35 housing units on street - very dense.
- \* Parking inadequate on street now.

Site 5. 7 Warren Street - municipal metered parking lot;

- \* Heavy, industrial truck traffic on adjacent streets from adjacent and nearby industrial uses.
- \* Redevelopment Authority would have to lift a deed restriction.

Site 6. 29 Third Street - Third Street Fire Station and storage for Electrical Department;

- \* Concern that there might not be sufficient parking for housing use.

Site 7. 178 Webster Avenue, 126 Lincoln Street - passive green space;

- \* Redevelopment Authority must lift deed restriction.

Site 8. 149-189 Banks Street - Corporal Burns Shelter;

- \* Adjacent streets accommodates heavy traffic.

Respectfully submitted for  
the Planning Board,

*Paul Dietrich*  
Paul Dietrich, Chairman

PD:SS:LB:nb

# **MUNICIPAL LAND FOR LAND BANK CONSIDERATION**

- 1. 12 Walden Street**
- 2. 109 Pemberton Street**
- 3. 25 Lowell Street**
- 4. 331 Norfolk Street**
- 5. 7 Warren Street**
- 6. 29 Third Street**
- 7. 178 Webster/126 Lincoln**
- 8. 149-189 Banks Street**

In addition to the above sites, other City-owned parcels with potential for use as affordable housing are:

- 1. Central Square parking lots**
- 2. Fresh Pond greenhouse lot**
- 3. Trolley Square site**

The Central Square lots and the land bordering Fresh Pond require comprehensive planning efforts to resolve issues about their uses as housing sites.

**Parcel Name/Location:** 12 Walden Street

**Size:** 6,268 Square Feet

**Existing Zoning:** Residence B

**Allowed Uses:** Residential: single family, two-family and townhouse dwellings

**As-of-Right Units:** 2

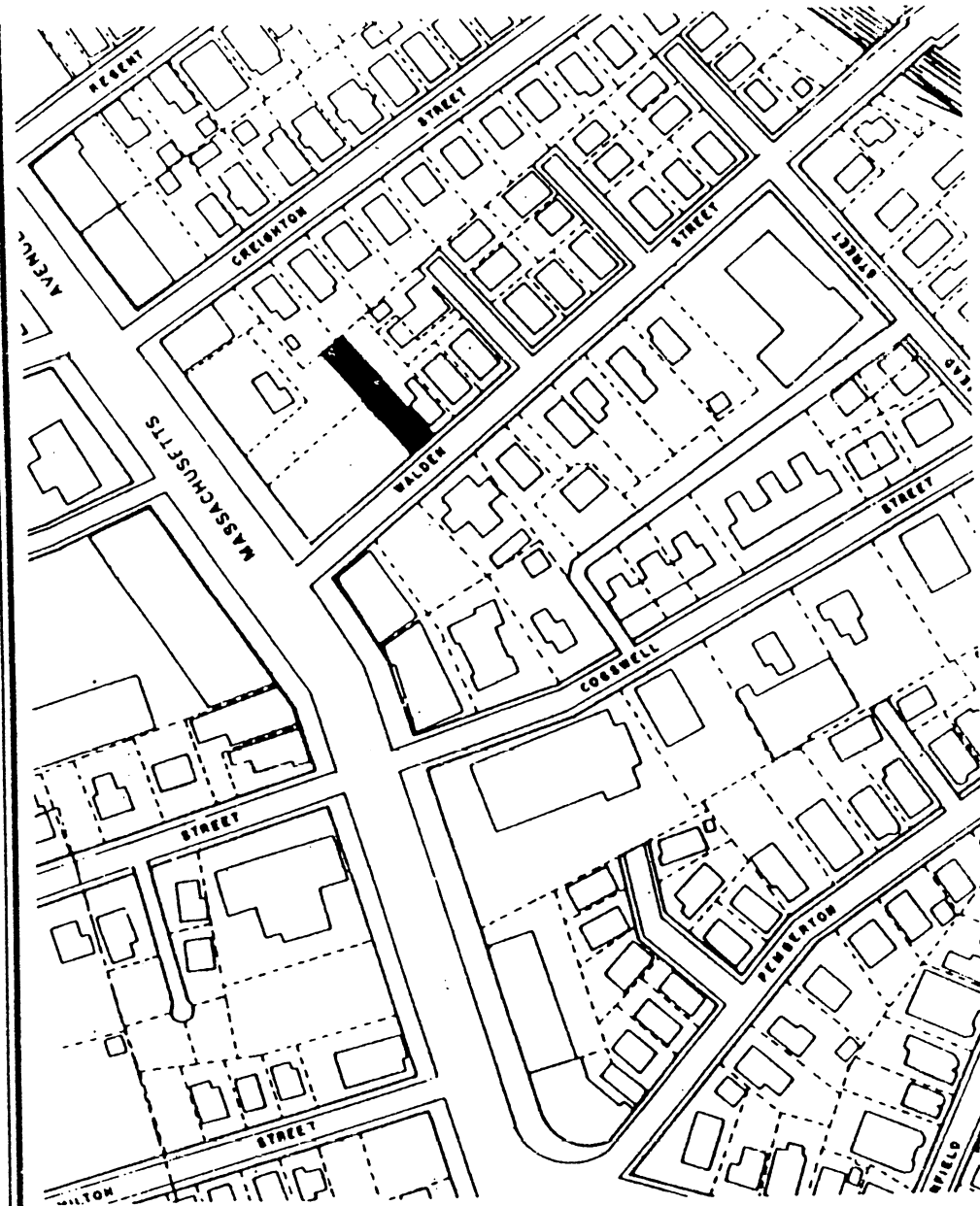
**Setback Requirements:** 15' front; 7'6" side (sum of 20'); 20' rear

**Neighborhood Character:** The area is medium density residential, with predominately two- and three family woodframe dwellings. The site is abutted on one side by a takeout restaurant and the Leonard J. Russell Senior Citizen's Apartments, both of which face onto Massachusetts Avenue. Massachusetts Avenue provides nearby neighborhood and citywide retail. The site is close to neighborhood shopping.

**Environmental Issues:** None

**Traffic & Parking Issues:** Parking can be accommodated on the site. The site is currently used as a parking lot by neighbors. Although Walden Street is busy, there is on street parking on one side of the street.

**Current Use:** Residential Parking Lot; 16 spaces



**Parcel Name/Location:** 109 Pemberton Street

**Size:** 20,000 Square Feet (estimated)  
(10,000 of which would be dedicated to continuing use as recreational space)

**Existing Zoning:** Residence B

**Allowed Uses:** Residential: single family, two family and townhouse dwellings

**As-of-Right Units:** 8

**Setback Requirements:** 15' front; 7'6" side (sum of 20'); 20' rear

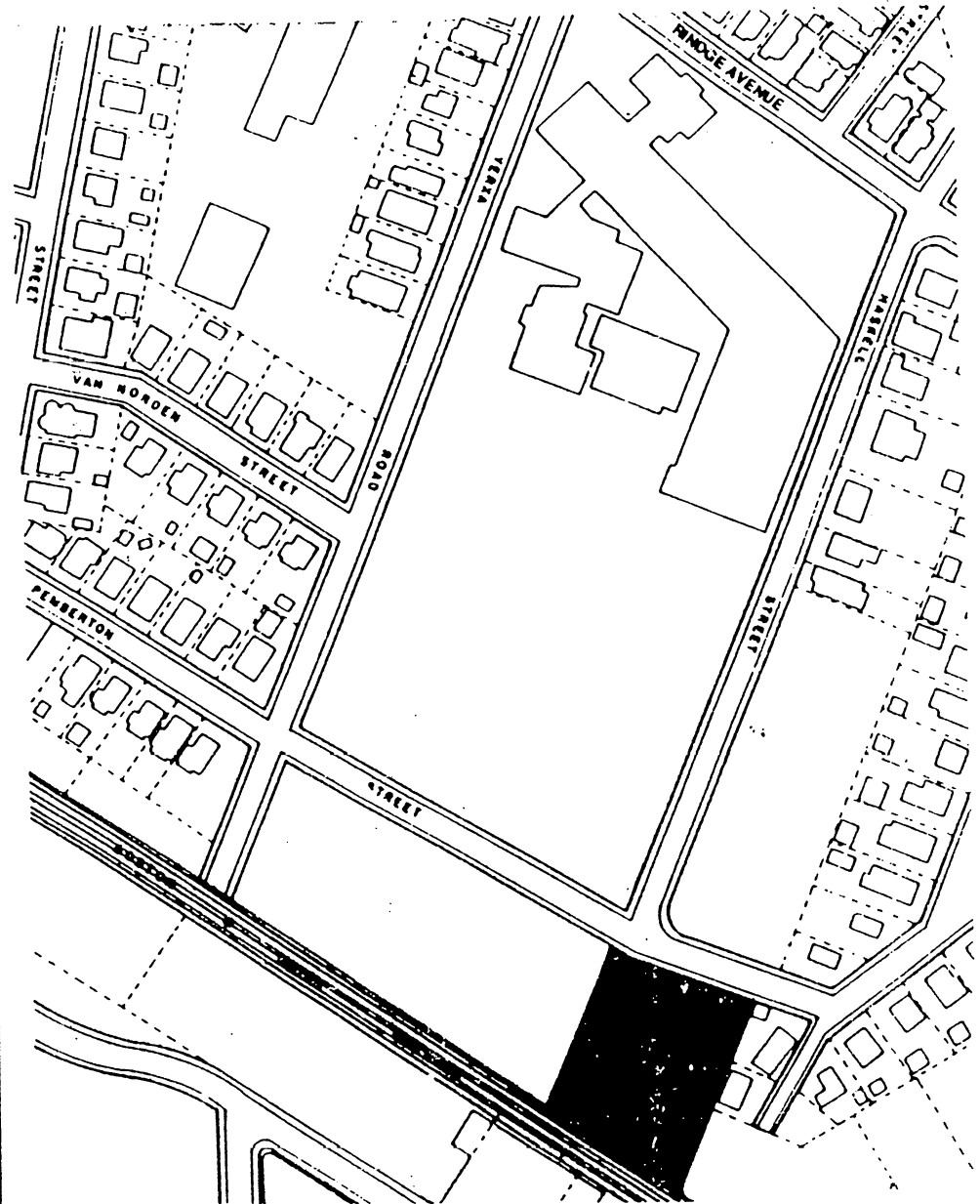
**Neighborhood Character:** The surrounding neighborhood is residential, comprised of medium density, low-rise homes in mainly two- and three-family woodframe buildings. The site abuts a commuter rail line and recreational facilities.

**Environmental Issues:** None

**Traffic & Parking Issues:** Parking can be accommodated on site.

**Current Use:** Originally used as a skating rink.

**Additional Information:** Housing units will be built on skating rink site. The tennis back board will be relocated and the existing tennis courts will not be affected.



**Parcel Name/Location:** Lowell Street School  
25 Lowell Street

**Size:** 11,990 Square Feet

**Existing Zoning:** Residence B

**Allowed Uses:** Residential: single family, two family and townhouse dwellings

**As-of-Right Units:** 4

**Setback Requirements:** 15' front; 7'6" side (sum of 20'); 20' rear

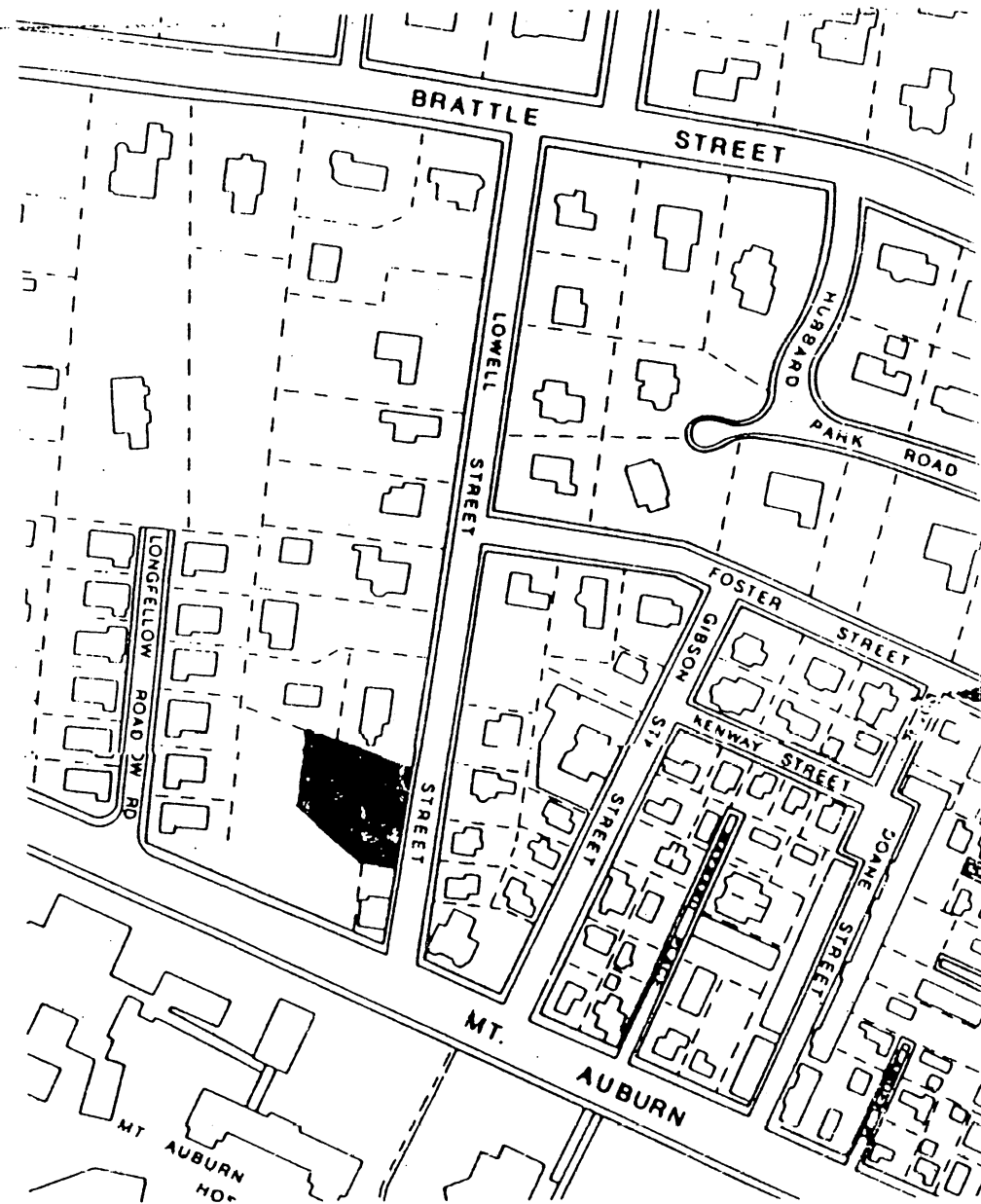
**Neighborhood Character:** The surrounding neighborhood is low to medium density residential, with predominately single family and two-family homes. The site is abutted on two sides by a neighborhood park. (Currently, because the rest of the park is fenced, it can only be reached via the school parking lot.) The site is close to the Mt. Auburn Hospital and the Charles River.

**Environmental Issues:** None

**Traffic & Parking Issues:** Parking can be accommodated on-site.

**Current Use:** Leased through 1995 to New School of Music and Cambridge Arts Association.

**Additional Information:** Lowell School is included on the National Register; the school structure will be rehabbed and the exterior preserved. Except for the school parking lot; the open space around the school is not included.



**Parcel Name/Location:** 331 Norfolk Street

**Size:** 7,216 Square Feet

**Existing Zoning:** Residence C-1

**Allowed Uses:** Residential: single family, townhouse and multifamily

**As-of-Right Units:** 6

**Setback Requirements:** Determined by formula

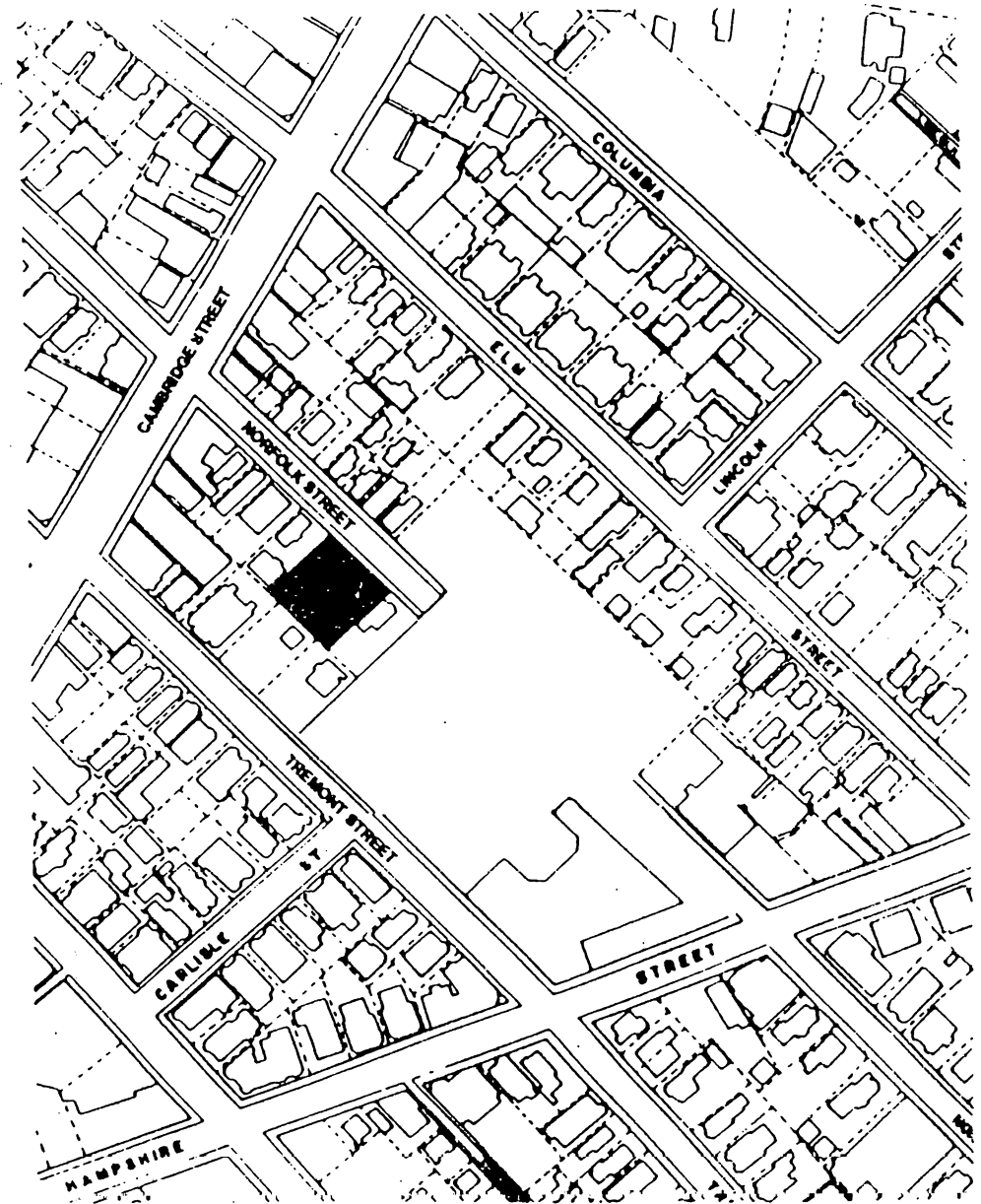
**Neighborhood Character:** This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.

**Environmental Issues:** None

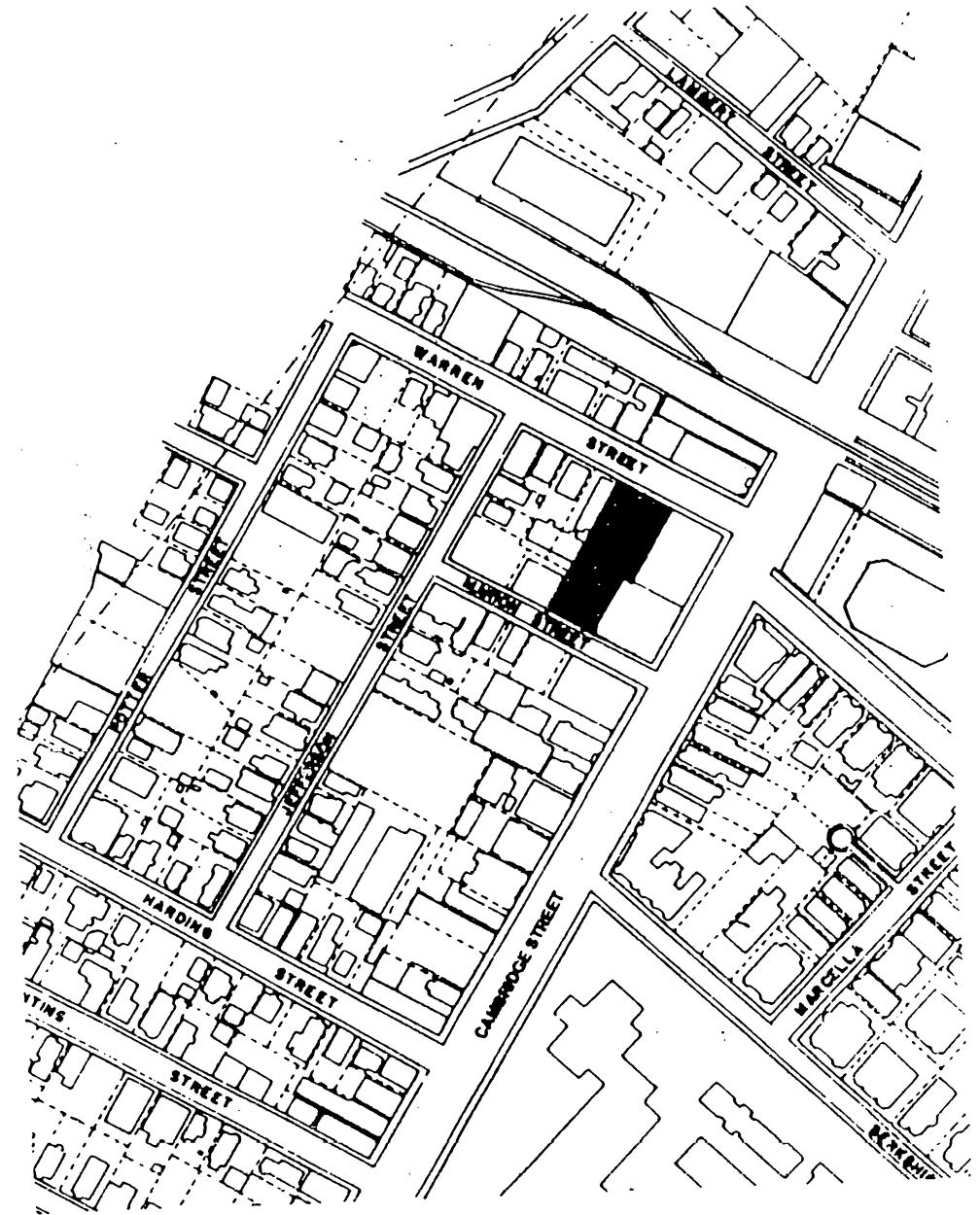
**Traffic & Parking Issues:** Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.

**Current Use:** Residential/Commercial parking; 20 spaces.

**Additional Information:** The lot has been used as parking since Norfolk Street was closed to accommodate the construction of the City's D.P.W. facility.



<b>Parcel Name/Location:</b>	7 Warren Street
<b>Size:</b>	11,050 Square Feet
<b>Existing Zoning:</b>	Combination of BA and Residence C-1
<b>Allowed Uses:</b>	BA: Commercial, retail, office, single family, townhouse and multifamily housing  C1: Residential: Single family, townhouse and multifamily housing
<b>As-of-Right Units:</b>	14
<b>Setback Requirements:</b>	Determined by formula
<b>Neighborhood Character:</b>	This part of East Cambridge is characterized by dense low-rise multifamily dwellings. Along Cambridge Street there is low scale neighborhood-oriented retail space on the ground floor, with apartments above.
<b>Environmental Issues:</b>	None
<b>Traffic &amp; Parking Issues:</b>	The site is currently used as a municipal parking lot and as a public way.
<b>Current Use:</b>	Commercial/residential parking lot with 34 metered spaces.
<b>Additional Information:</b>	This site was acquired by the City from the CRA through the Wellington-Harrington Urban Renewal Plan and conveyed to the City with restrictions on use. The CRA Board needs to approve a change in the restriction prior to housing being built.



**Parcel Name/Location:** Third Street Fire Station  
29 Third Street

**Size:** 4,955 Square Feet

**Existing Zoning:** Residence C-1

**Allowed Uses:** Residential: single family, town-house and multifamily housing

**As-of-Right Units:** 4

**Setback Requirements:** Determined by formula

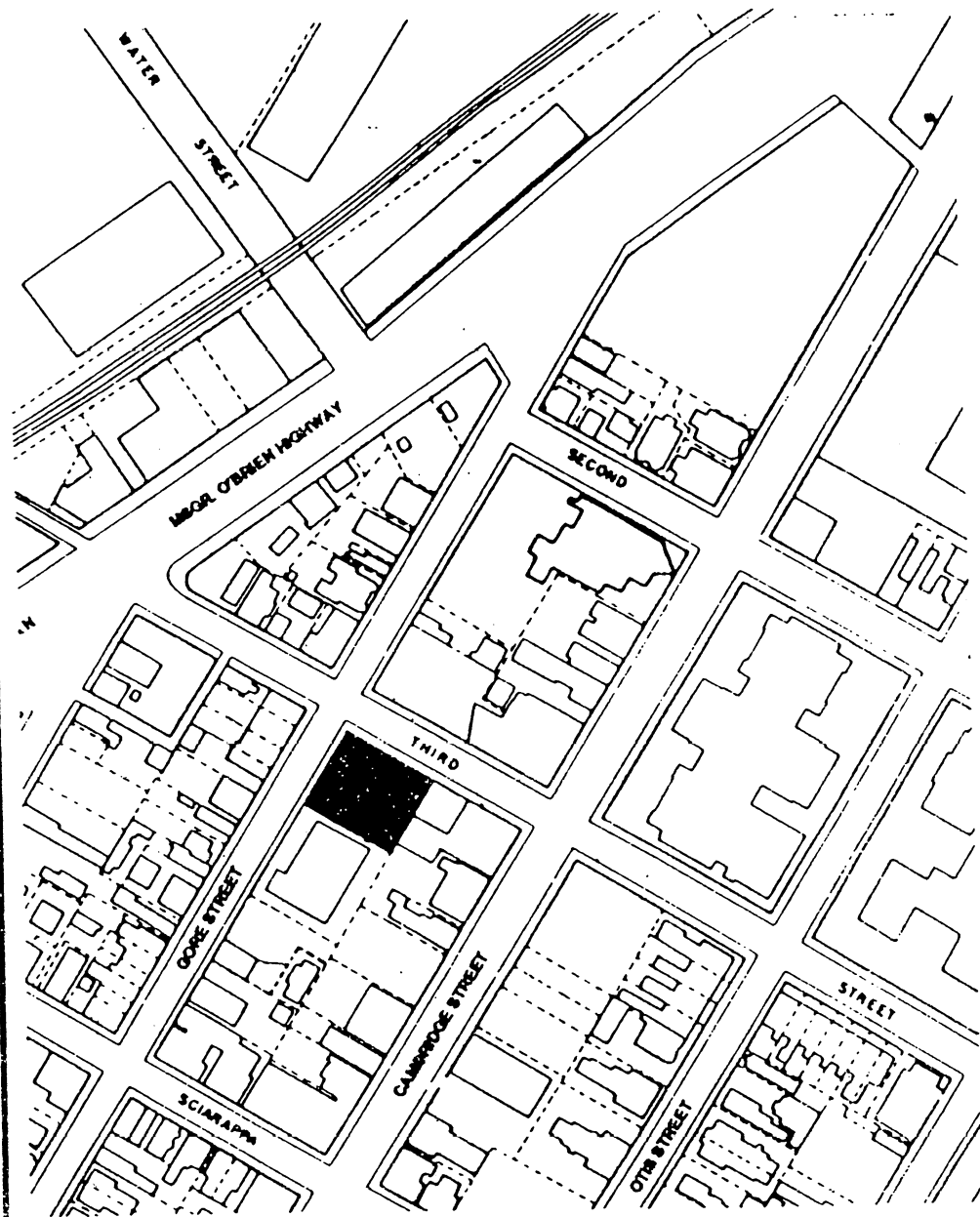
**Neighborhood Character:** This site abuts a mixture of neighborhood-oriented and citywide retail and commercial uses along Third Street. It is located on the edge of an older, dense low-scale residential neighborhood. The site is convenient to shopping and recreational facilities.

**Environmental Issues:** None

**Traffic & Parking Issues:** No major impact

**Current Use:** Electrical Department Storage

**Additional Information:** The building is on the National Historic Register; the structure will be rehabbed for housing.



**Parcel Name/Location:** 178 Webster/126 Lincoln

**Size:** 5,171 Square Feet

**Existing Zoning:** Residence C-1

**Allowed Uses:** Residential: single family, townhouse and multifamily

**As-of-Right Units:** 4

**Setback Requirements:** Determined by formula

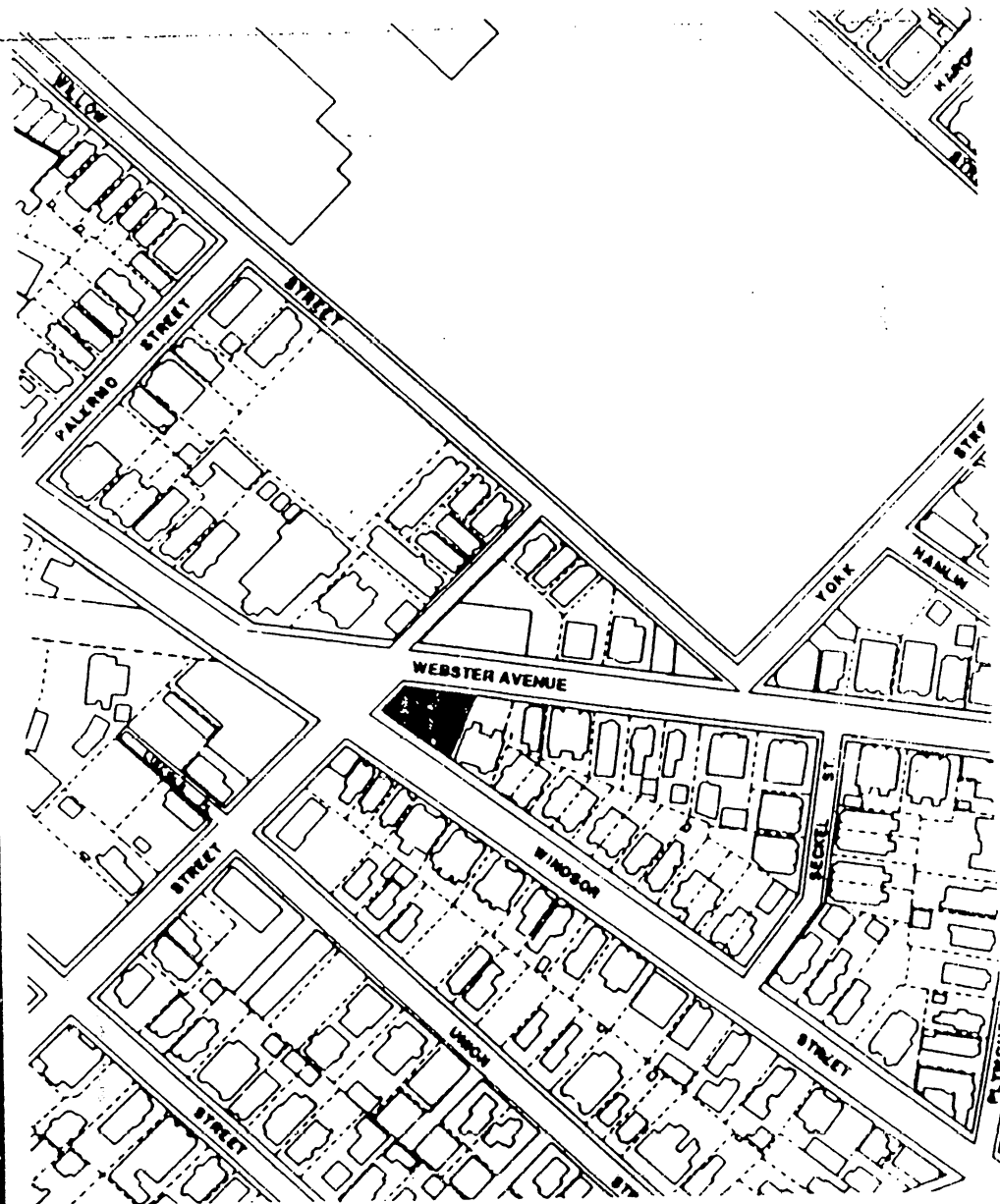
**Neighborhood Character:** This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.

**Environmental Issues:** None

**Traffic & Parking Issues:** Parking can be accommodated on-site.

**Current Use:** Passive Open Space

**Additional Information:** This site was conveyed by the CRA to the City with restrictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.



**Parcel Name/Location:** Corporal Burns Shelter  
149-189 Banks Street

**Size:** 14,440 Square Feet  
(estimated)

**Existing Zoning:** Residence C-3

**Allowed Uses:** Institutional Uses  
Residential: single family, townhouse  
and multifamily

**As-of-Right Units:** 48 (CDD recommends developing  
the site at maximum C-1 density  
of 12 units)

**Setback Requirements:** Determined by formula

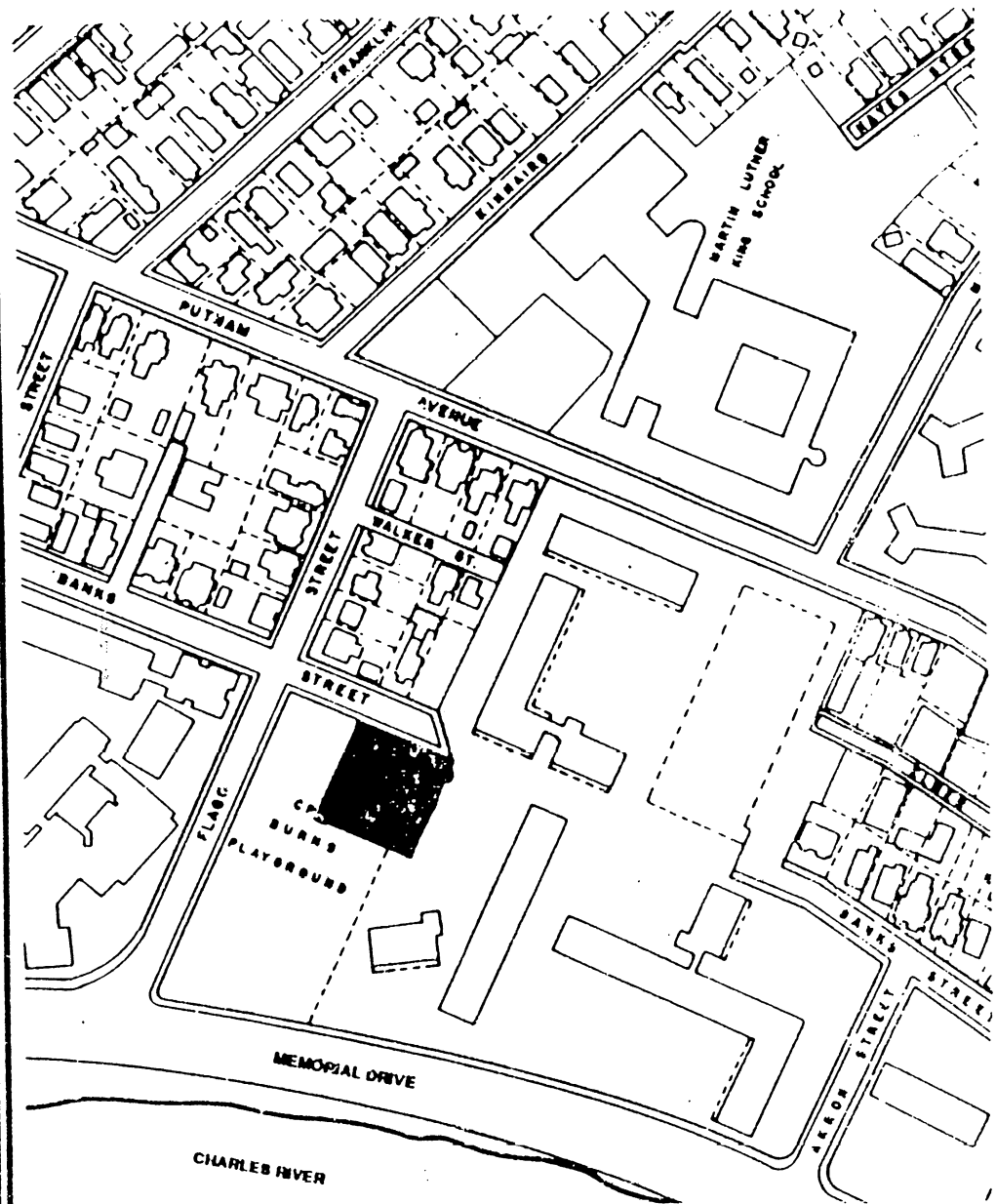
**Neighborhood Character:** Mix of high rise residential, institutional  
and low scale, dense single, two-,  
three- and four-family residential  
uses. The site is very close to the  
Charles River, and borders a park  
and athletic facility.

**Environmental Issues:** None

**Traffic & Parking Issues:** Parking can be accommodated on-site.

**Current Use:** The shelter is currently used for City  
storage.

**Additional Information:** The actively used open space abutting  
the site will not be affected.





# City of Cambridge

Calendar Item # 8

-37-

IN CITY COUNCIL

~~-December-17,-1996-~~

January 7, 1991

COUNCILLOR CYR

- WHEREAS: There exists in Cambridge a severe shortage of decent housing affordable to low and moderate income residents of Cambridge; and
- WHEREAS: It is the policy of the City Council to increase the opportunities, now and in the future, for low and moderate income residents of Cambridge to reside in decent, affordable housing; and
- WHEREAS: By Ordinance 1072, the City Council has created the City of Cambridge Affordable Housing Trust, and has provided that the Affordable Housing Trust may assist in the establishment of a city-wide Land Bank; and
- WHEREAS: The City Council desires to increase the opportunities, now and in the future, for low and moderate income residents of Cambridge to reside in decent, affordable housing by the creation of a land bank through the transfer of municipal land to the Affordable Housing Trust for the purpose of constructing low and moderate income housing; now therefore be it
- RESOLVED: That the City Council hereby accepts and adopts the Land Bank Proposal transmitted herewith as a statement of the City Council's Land Bank Policy; and be it further
- RESOLVED: That the City Manager is hereby requested, now and in the future, to recommend to the City Council City-owned land for consideration for transfer to the Affordable Housing Trust to be held by the Trust as a land bank and used for the construction of low and moderate housing in accordance with the criteria set forth in the Land Bank Proposal and accepted by the City Council; and be it further
- RESOLVED: That the City Manager is hereby requested to first refer said recommended land to the Planning Board for evaluation and report to the City Council, along with the City Manager's recommendation, within sixty days of the City Manager's referral to the Planning Board.

In City Council January 7, 1991.  
Adopted as amended by the affirmative vote of 8 members.  
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

*Joseph E. Connarton*  
Joseph E. Connarton, City Clerk.

**Creation of an Affordable Housing Land Bank  
Within the Affordable Housing Trust**

The creation of an Affordable Housing Land Bank (Land Bank) within the Affordable Housing Trust (Trust) is one measure among the many necessary to respond to the crisis-level shortage of affordable housing\* in the City of Cambridge. The Council desires that the Land Bank operate in a manner that reflects the City's dedication to increasing the supply of affordable housing and recognizes and responds to the legitimate concerns of neighborhood residents about development in their neighborhoods.

One of the major obstacles to the development of affordable housing in Cambridge is the high cost of land. Availability of low-cost or free to the Land Bank removes the traditional necessity of building at unacceptably high densities. The Land Bank can be a mechanism for creating housing in Cambridge affordable to residents with low and moderate incomes.

The Land Bank's first land resources shall be City-owned lands designated by the Council. The full potential of the Land Bank, however, will be realized only as the Trust acquires additional land, buildings, and resources from a variety of sources which may include commercial, educational, charitable, and religious institutions, individuals, and the City.

To assist the Land Bank in maximizing its accomplishments, the Council must commit itself to ongoing action in support of the Land Bank's work. To assure that the scarce and valuable resource of land disposed to the Trust is used to accomplish the housing goals of the City, the Council must also restrict and direct the actions of the Trust. While changes in those restrictions may be necessary with the disposition of specific parcels of land, the general conditions listed below shall apply to all City-owned parcels of land disposed to the Trust. The Affordable Housing Trust can accept additional parcels of land, with appropriate conditions, established by the donor.

---

\*Terms such as "affordable housing" are defined at the end of the document. Defined terms are marked with an asterisk.

**Council Commitments:**

1. Filling the Land Bank. The Council shall assist the Trust in assembling resources for the development of affordable housing.
  - a. City-owned Land. The Council shall, as it sees fit, dispose to the Trust surplus City-owned land for the purpose of affordable housing.
    - i. Request to City Manager. The Council now requests and shall request from time to time that the City Manager, and others when helpful, recommend to the Council City-owned land that meet the criteria.
    - ii. Planning Board Evaluation. The Council now requests and shall request from time to time that the City Manager first refer recommended City-owned land to the Planning Board for evaluation and report to the Council, along with the Manager's recommendation. The Planning Board shall consider at a public meeting whether the parcels referred by the City Manager are appropriate for residential use.

The Planning Board shall consider the following factors in evaluating each site:

- (a) Lot location and size
- (b) Relation of lot location to public transportation
- (c) Relation of lot location to public schools
- (d) Relation of lot location to business districts
- (e) Character of the surrounding neighborhood
- (f) Environmental impacts and issues (if any)
- (g) Traffic and parking impacts and issues
- (h) Existing zoning
  - (i) Allowed uses
  - (ii) Allowed number of dwelling units "as of right"
  - (iii) Setback requirements

The Planning Board shall return its report to Council within sixty (60) days.

- iii. Disposition of Land. The Council shall dispose to the Trust City-owned lands only from among those that the Council judges appropriate for development as affordable housing. The Council shall hold a hearing before disposing to the Trust any of such lands. The Council shall make timely and strenuous efforts to notify and invite the participation of civic and neighborhood groups, institutions, and individuals with an interest in affordable housing and the development sites. The disposition order shall include the mandates to the Trust listed below and other restrictions that the Council believes will further the creation of affordable housing.
  - b. Donations of Other Land and Resources. The Council shall seek donations of land and other housing and financing resources from commercial, educational, charitable, and religious institutions and from individuals. Donations that require the use of City- and/or Trust-provided resources shall be considered in the light of the restrictions on those resources and the City's housing goals.
  - c. Purchase of Advantageously Priced Housing or Land. The Council shall explore opportunities to acquire market-rate housing at advantageous prices, below market-rate and/or below-cost. The City desires to use the positive potential to provide affordable housing contained in the misfortune of financially distressed market-rate housing developments in the currently weak real estate market.
  - d. Tax Title Land. The Council requests the City Manager to develop procedures that assure speedy tax title proceedings where properties may be suitable for affordable housing.
2. Financial Resources. The Council shall assist the Trust in obtaining financial resources for the production of affordable housing.

- a. Grants, Loans, Subsidies. The Council shall cooperate with the Trust to secure grants, loans, and/or subsidies to the Trust and/or its designated developers from other governmental and private bodies.
  - b. Potential Revenue Sources. The Council shall explore the creation or expansion of tax and other revenue sources that shall be dedicated to the creation of affordable housing.
3. Future Opportunities for the Trust. The Council may wish to dispose to the Trust large parcels of land which may be best suited for housing for people of mixed incomes. The Council shall, when necessary, create procedures for the Trust to use in these cases.

**Mandates to the Trust:**

1. **Filling the Land Bank.** The Trust shall attempt to acquire land and buildings for affordable housing development from the City and other sources.
  - a. **Transfers of City-owned Land.** The Trust shall accept City-owned land disposed to it by the City Council.
  - b. **Donations of Other Land and Resources.** The Trust shall seek donations of land and other housing and financing resources from commercial, educational, charitable, and religious institutions and from individuals. Donations that require the use of City- and/or Trust-provided resources shall be considered only in the light of the restrictions on those resources and the Council's stated housing goals for the City.
  - c. **Purchase of Advantageously Priced Housing or Land.** The Trust shall explore opportunities to acquire market-rate housing at advantageous prices, below market-rate and/or below-cost. The City desires to use the positive potential to provide affordable housing contained in the misfortune of financially distressed market-rate housing developments in the currently weak real estate market.
2. **Affordable Housing.** All land and resources disposed to the Trust shall be used solely for the development and/or rehabilitation of affordable housing. [See also Article II of Cambridge Affordable Housing Trust document.] Every housing unit developed shall be affordable to persons and families with incomes at or below 80% of the median income of the Boston SMSA\*.
  - a. **Affordability Criteria.** The Trust shall strive to develop housing affordable to those with the lowest incomes (i.e. below 50% of median) and those most in need. It is the desire of the City Council that we set a goal of 70% of the housing to be committed to very low-income people, but a least 50% of the housing built on public land shall be committed to very low-income people. To this end, feasible proposals which provide 100% of

units or, short of that, the highest number of units to very low-income households shall have an absolute preference in the selection criteria.

To insure Council oversight of the number of units being provided to those with the lowest incomes, the Trust shall report semi-annually to the Council as to the total number of units developed, and the number which have been allocated to those with the lowest income.

This report shall also include an analysis of any existing barriers to increasing the percentage of units provided to very low income persons, and recommendations as to actions necessary to eliminate these barriers.

- b. Family and Supported Housing. It is a strong priority of the City that housing be created for families and for persons who require housing with additional specialized social services and/or management. The Trust shall assess the need for family housing units of various sizes, especially larger units, and seek development that will meet that need. Any other housing use shall require extensive and compelling justification.
  - c. Long-term Affordability. The affordability of the housing created shall be structured to endure as long as possible, in perpetuity if possible. The Trust shall explore various mechanisms, such as Trust ownership with ground leases, deed restrictions, and limited-equity options. Both rental and home-ownership options shall be considered when they can provide opportunities to those most in need as describe herein.
3. Trust Resources. The Trust shall explore sources of revenue to be used for affordable housing.
- a. Tenure and Equity Alternatives. The Trust shall explore land and building tenure options, and equity sharing possibilities as potential sources of income to the Trust. Any income to the Trust shall be used solely for the development and/or rehabilitation of affordable housing in accordance with the mandates by the Council.

b. Revenues. The Trust shall accept any monies donated to it by the City, provided by dedicated tax revenues or any other source deemed proper by the Council.

c. Subsidy Coordination. The Trust shall sell, lease, or otherwise make land available to approved affordable housing development projects at prices discounted from market rates to allow the development of housing at the desired and required levels of affordability. Developers shall be expected to use other funding and subsidy sources to the full extent they are available. These requirements shall not preclude the disposition of land from the Land Bank to a developer for a nominal fee.

4. Trust Procedures. The Trust shall use the following procedures in its creation of affordable housing.

a. Initial Hearing. Soon after the adoption of this ordinance, the Trust shall hold a public hearing. This hearing shall collect information and opinions to further define the housing and other needs that the Trust shall endeavor to meet. The issues considered shall include, but not be limited to, defining those groups in need of housing, geographic needs for housing, and training and employment needs that can be addressed in the course of housing development and construction. The hearing shall also be an opportunity to clarify city-wide, neighborhood, and personal concerns about the development of affordable housing.

Notification. The Trust shall make timely and strenuous efforts to notify and invite the participation of civic and neighborhood groups; charitable, religious, educational, and other institutions; and individuals with an interest in affordable housing and the development sites. Notification efforts shall include mailings to the above parties, publication in the newspapers by legal notice and press release, and publication on community-access public television.

b. Request for Proposals. The Trust shall prepare a standard-form RFP that details the restrictions placed

by the City Council as well as others the Trust may include. The Advisory Committee(s) shall extend that document to prepare a site(s)-specific RFP.

**RFP Requirements.** The RFP's shall include developer qualification requirements, project specifications, community participation requirements, requirements for tenant and purchaser selection procedures, marketing requirements, and other criteria that shall be used in judging proposals.

i. **Qualification of Developers.** The Trust shall set developer qualification criteria in accordance with its mandate from the Council and its own priorities. These criteria shall include:

- (1) Demonstrated capability in affordable housing development and/or like projects.
- (2) Financial and managerial strengths to complete new developments like those the Trust anticipates.
- (3) Plans and/or capability to provide required support services during the life of the development.
- (4) Preference, not absolute, to Cambridge-based, non-profit developers.

ii. **Community Participation.** Community participation procedures are a critical requirement of every RFP and development proposal. Strenuous efforts to notify, as above, and to involve the community in the development process shall be required.

iii. **Tenant and Purchaser Selection.** Tenant and purchaser selection procedures shall balance the needs of neighborhood residents for affordable housing; the needs of Cambridge residents for affordable housing; the needs of single- and two-parent families for affordable housing; the needs of the homeless, near homeless and those with

housing emergencies for affordable housing, the need for racial and ethnic diversity and opportunities for those with special needs, and City, State, and Federal requirements.

- (1) Cambridge Residents. In all cases, Cambridge residents and former Cambridge residents who have been forced to leave the city by high housing costs, poor conditions, and/or no fault eviction, etc. shall have priority.
  - (2) High Current Housing Expenses. Among persons and families with incomes between 50% and 80% of median, priority shall be given those whose current housing expenses are above 40% of their income. All applicants shall meet the income eligibility requirements of the development.
  - (3) Need. Tenant and purchaser selection procedures shall reflect the many other dimensions of personal need that cause people to apply for affordable housing developments including, but not limited to, displacement or impending displacement by condominium conversion or no-fault eviction, sub-standard housing conditions, over-crowded housing conditions, or family size that limits the market availability of housing choices.
- iv. Training and Employment Issues. The Trust should strive to use the occasion of the use of the public resources of the City for housing construction and development to provide training and employment opportunities to Cambridge residents, women and men, of all races and backgrounds.

The Trust shall exercise care that public resources not be used to undermine the wages and working conditions achieved by Boston-area construction workers. The Trust shall encourage the use of contractors who demonstrate a belief in fair wages and working conditions. Every Request for Proposals should detail requirements to these ends.

c. Tentative Site Use. The Trust shall decide a tentative affordable housing use for the specific parcel(s), or package(s) of parcels of land.

d. Site Hearings. After the decision on a tentative affordable housing use for the land, but before the elaboration of any broad plan for the site(s) or a RFP to developers, the Trust shall hold hearing(s) in the neighborhood(s) of the site(s).

Notification. The Trust shall make timely public notification of the site hearing including notice in one local newspaper. Owners of property and renters listed on the Annual Street List or the assessor's records within three hundred (300) feet of the parcel of land shall be notified of the hearing. Notice shall include the time and location of the hearing and the intent to discuss the proposed affordable housing use [not whether affordable housing is to be built on the site(s)].

e. Site Advisory Committees. The Trust shall form Site Advisory Committee(s) that include volunteers from the neighborhood. These committee(s) shall include representatives of the diversity of opinion in the neighborhood.

i. Requests for Proposals. The Trust and the committee(s) shall develop RFP's for affordable housing for the site(s). RFP's shall be developed in a timely fashion, in recognition of the urgency of the housing crisis facing the city, the time constraints imposed by limited funding sources, and the necessity of community participation. Every RFP shall require discussion at a public meeting and final approval by the Trust before its issuance and publication.

ii. Proposal and Developer Selection. The Advisory Committee(s) shall review developer proposals and advise the Trust of its judgements of their merit.

iii. Ongoing Monitoring. The Advisory Committee(s) shall monitor the development process through developer and contractor selection, construction, and initial occupancy. The Trust shall continue to monitor the development throughout its life to assure long-term compliance with the affordable housing requirements of the development plan.

The Advisory Committee(s) shall hold public meetings, as necessary, to inform the public of progress made on the development(s) and issues that arise. Notification for these meetings shall include publication in the newspaper of a meeting notice.

- f. Proposal and Developer Selection. The Trust shall select a proposal and developer according to the criteria established in the RFP. The selection procedure, and disposition of land out of the Trust shall be in accordance with applicable provisions of the Uniform Procurement Act.
- i. RFP Issuance. RFP's shall be published in the newspapers and mailed to civic and neighborhood groups and institutions and to individuals who have indicated interest at public hearings. A timely response shall be required.
- ii. Selection. The Trust shall select a proposal and designate the developer that it judges has best satisfied the criteria of the RFP. The Trust may reject all proposals if it believes that they do not satisfy the criteria of the RFP.
- iii. Public Notification. The Trust shall cooperate with the designated developer to inform the community of the Trust's selection. The award shall be published in the newspapers via press release, on public-access cable television, posted at the office of the City Clerk, and mailed to civic and neighborhood groups and institutions and to individuals who have indicated interest at public hearings.

- g. Ongoing Oversight. The Trust shall ensure that the designated developer fulfills its contractual obligations. These obligations shall include all of the obligations set forth in the RFP and in the developer's proposal.

The Advisory Committee(s) and its members shall have an ongoing obligation to perform the duties of monitoring the process [as noted in Sec. 3.e.iii.] and maintaining communication with the community. The Trust shall cooperate with and assist Committee members to this end. Should members of the Committee(s) fail to perform these duties, the Committee(s) shall find replacements for them.

**Definitions:**

**Affordable Housing:** Affordable Housing is housing where the total housing cost to a person or family is less than or equal to 30% of their income. The income levels of those the housing is intended to serve is defined above.

**Family Housing:** Family Housing developments are those with apartments that are sized and otherwise appropriate for families. The Land Bank process must recognize the vibrant diversity of types of families that live in the City of Cambridge.

**Large Parcels:** A Large Parcel of land is defined to be a single contiguous piece of land with area greater than 25,000 square feet.

**Median Income:** Half of the people in the Greater Boston area (SMSA) have incomes above the Median Income; half have incomes below the median.

**Supported Housing:** Supported Housing developments are those that provide specialized social services and/or management.



# City of Cambridge

IN CITY COUNCIL

**WHEREAS:**

There exists in Cambridge a severe shortage of decent housing affordable to low and moderate income residents of Cambridge; and

**WHEREAS:**

The City Council desires to increase the opportunities, now and in the future, for low and moderate income residents of Cambridge to reside in decent, affordable housing; and

**WHEREAS:**

By Section 15A of Chapter 40 of the General Laws, as amended, it is provided that the City Council may by a two-thirds vote transfer municipal land to another board or officer of the City for another specific municipal purpose, it is further provided that in any city which accepts the provisions of said paragraph, when land is being transferred for the purpose of constructing low and moderate income housing, the vote required of the city council shall be by a majority vote; and

**WHEREAS:**

On November 26, 1990, the Cambridge City Council did so accept the provisions of said paragraph of Section 15A of Chapter 40 of the General Laws, as amended; and

**WHEREAS:**

The City of Cambridge presently owns a certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, at 178 Webster Avenue, bounded and described set forth in Attachment A, entitled "Property Description 178 Webster Avenue;" and

**WHEREAS:**

The land in the parcel entitled "Property Description 178 Webster Avenue," was acquired by the City of Cambridge in 1982 from the Cambridge Redevelopment Authority for urban renewal plan purposes and the Commissioner of Public Works has determined that the land

in the 178 Webster Avenue Parcel is no longer needed for said purposes; and

WHEREAS:

At a public meeting on March 19, 1991, the Planning Board considered the issue of whether the site was appropriate for residential housing and reported to the City Council on March 28, 1991 that the site is appropriate for residential housing; and

WHEREAS:

On June 11, 1991, the City Council held a public hearing to consider the issue of whether to transfer the land at 178 Webster Avenue to the Affordable Housing Trust for development as affordable housing;

NOW, THEREFORE, be it

ORDERED:

That the City Manager is authorized and directed to request that the Cambridge Redevelopment Authority amend its Urban Renewal Plan for the Wellington-Harrington Project, dated April, 1965, to provide for the use of the land at 178 Webster Street, described in Attachment A hereto, as affordable housing; and be it further

ORDERED:

That upon receipt by the City Manager of notification from the Cambridge Redevelopment Authority of amendment of said Plan, the City Manager is authorized and directed to convey the land, bounded as described in Attachment A to this Order, which Attachment is entitled "Property Description 178 Webster Avenue" to the Affordable Housing Trust for development as affordable housing; and be it further

ORDERED:

That the City Manager is hereby authorized and directed to execute and deliver to the Affordable Housing Trust, in the name of and on behalf of the City of Cambridge in such form as the City Manager shall approve (such approval to be conclusively evidenced by such execution and delivery) such documents, instruments, agreements, deeds, warranties, indemnifications, releases or certificates, or amendments thereto, required by the Affordable Housing Trust, as the City Manager may deem necessary, desirable or appropriate to enable the Affordable Housing Trust to procure the development of the land bounded and described in Attachment A to this Order, which

Attachment A is entitled "Property Description 178 Webster Avenue" as affordable housing; and be it further

ORDERED:

That the City Manager is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the intent of these resolutions and to execute, accept and deliver amendments thereto.

Attachment A

PROPERTY DESCRIPTION

178 Webster Avenue

A certain parcel of land situated on the westerly side of Webster Avenue in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southeasterly corner of said parcel in the westerly side line of Webster Avenue; thence

N 65° 48' 40" W by land of said now or formerly Albert M. Pacheco, a distance of One Hundred Five and Eighty-Three Hundredths feet (105.83') to a point; thence

N 15° 27' 08" E by said Windsor Street, a distance of Forty-Six and Eighty Hundredths feet (46.80') to a point; thence

S 67° 39' 00" E by said Lincoln Street, a distance of One Hundred Four and Forty-One Hundredths feet (104.41') to a point; thence

Southeasterly and curving to the right along the arc of a curve having a radius of Seven and No Hundredths (7.00'), a length of Eleven and No Hundredths feet (11.00') to a point; thence

S 22° 21' 00" W by said Webster Avenue, a distance of Forty-Eight and No Hundredths (48.00') feet to the point of beginning.

The above described parcel contains an area of 5,214 square feet, more or less, and is more particularly shown on a plan entitled "Plan of Land for Webster Avenue, prepared for Community Development Services, Cambridge, Massachusetts prepared by Allen & Major Associates, Inc., 400 West Cummings Park, Suite 5050, Woburn, Massachusetts 01801, scale 1" = 20", dated May 8, 1991."



# City of Cambridge

*Corrected order  
for Webster Ave.*

IN CITY COUNCIL

WHEREAS:

*For your records*

There exists in Cambridge a severe shortage of decent housing affordable to low and moderate income residents of Cambridge; and

WHEREAS:

The City Council desires to increase the opportunities, now and in the future, for low and moderate income residents of Cambridge to reside in decent, affordable housing; and

WHEREAS:

By Section 15A of Chapter 40 of the General Laws, as amended, it is provided that the City Council may by a two-thirds vote transfer municipal land to another board or officer of the City for another specific municipal purpose, it is further provided that in any city which accepts the provisions of said paragraph, when land is being transferred for the purpose of constructing low and moderate income housing, the vote required of the city council shall be by a majority vote; and

WHEREAS:

On November 26, 1990, the Cambridge City Council did so accept the provisions of said paragraph of Section 15A of Chapter 40 of the General Laws, as amended; and

WHEREAS:

The City of Cambridge presently owns a certain parcel of land situated in Cambridge, Middlesex County, Massachusetts, at 178 Webster Avenue, bounded and described set forth in Attachment A, entitled "Property Description 178 Webster Avenue;" and

WHEREAS:

The land in the parcel entitled "Property Description 178 Webster Avenue," was acquired by the City of Cambridge in 1982 from the Cambridge Redevelopment Authority for urban renewal plan purposes and the Commissioner of Public Works has determined that the land

in the 178 Webster Avenue Parcel is no longer needed for said purposes; and

WHEREAS:

At a public meeting on March 19, 1991, the Planning Board considered the issue of whether the site was appropriate for residential housing and reported to the City Council on March 28, 1991 that the site is appropriate for residential housing; and

WHEREAS:

On June 11, 1991, the City Council held a public hearing to consider the issue of whether to transfer the land at 178 Webster Avenue to the Affordable Housing Trust for development as affordable housing;

NOW, THEREFORE, be it

ORDERED:

That the City Manager is authorized and directed to request that the Cambridge Redevelopment Authority amend its Urban Renewal Plan for the Wellington-Harrington Project, dated April, 1965, to provide for the use of the land at 178 Webster Street, described in Attachment A hereto, as affordable housing; and be it further

ORDERED:

That upon receipt by the City Manager of notification from the Cambridge Redevelopment Authority of amendment of said Plan, the City Manager is authorized and directed to convey the land, bounded as described in Attachment A to this Order, which Attachment is entitled "Property Description 178 Webster Avenue" to the Affordable Housing Trust for development as affordable housing; and be it further

ORDERED:

That the City Manager is hereby authorized and directed to execute and deliver to the Affordable Housing Trust, in the name of and on behalf of the City of Cambridge in such form as the City Manager shall approve (such approval to be conclusively evidenced by such execution and delivery) such documents, instruments, agreements, deeds, warranties, indemnifications, releases or certificates, or amendments thereto, required by the Affordable Housing Trust, as the City Manager may deem necessary, desirable or appropriate to enable the Affordable Housing Trust to procure the development of the land bounded and described in Attachment A to this Order, which

Attachment A is entitled "Property Description 178 Webster Avenue" as affordable housing; and be it further

ORDERED:

That the City Manager is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the intent of these resolutions and to execute, accept and deliver amendments thereto.

Attachment A

PROPERTY DESCRIPTION

178 Webster Avenue

A certain parcel of land situated on the westerly side of Webster Avenue in the City of Cambridge, County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southeasterly corner of said parcel in the westerly side line of Webster Avenue; thence

N 65° 48' 40" W by land of said now or formerly Albert M. Pacheco, a distance of One Hundred Five and Eighty-Three Hundredths feet (105.83') to a point; thence

N 15° 27' 08" E by said Windsor Street, a distance of Forty-Six and Eighty Hundredths feet (46.80') to a point; thence

S 67° 39' 00" E by said Lincoln Street, a distance of One Hundred Four and Forty-One Hundredths feet (104.41') to a point; thence

Southeasterly and curving to the right along the arc of a curve having a radius of Seven and No Hundredths (7.00'), a length of Eleven and No Hundredths feet (11.00') to a point; thence

S 22° 21' 00" W by said Webster Avenue, a distance of Forty-Eight and No Hundredths (48.00') feet to the point of beginning.

The above described parcel contains an area of 5,214 square feet, more or less, and is more particularly shown on a plan entitled "Plan of Land for Webster Avenue, prepared for Community Development Services, Cambridge, Massachusetts prepared by Allen & Major Associates, Inc., 400 West Cummings Park, Suite 5050, Woburn, Massachusetts 01801, scale 1" = 20", dated May 8, 1991."

school wouldn't survive if forced to relocate.

Councillor Duehay moved that the hearing be closed and that the meeting be adjourned.

The motion carried and the hearing was adjourned at 11:00 P.M.

S-1284

## COMMUNICATIONS AND REPORTS FROM CITY OFFICERS

Communication received from Joseph E. Connarton, City Clerk, transmitting a synopsis of the Special Meeting of the City Council on June 12, 1991 relative to the transfe of certain city owned parcels to the Affordable Housing Trust.

12/19/91 - Placed on file without prejudice In City Council,

see order #14 June 24, 1991  
of 12/19/91

Referred to the  
Housing & Community  
Development Committee  
Copy sent to Housing &  
Community Development  
Committee 6/26/91 (aw)