

EXHIBIT 1

PROPOSED SITES

EAST CAMBRIDGE SOCCER FIELD

MAY 19, 1978

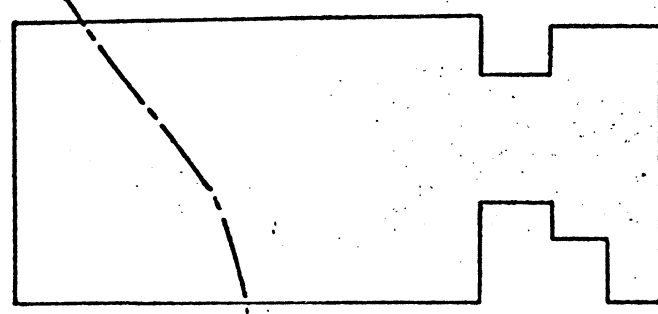
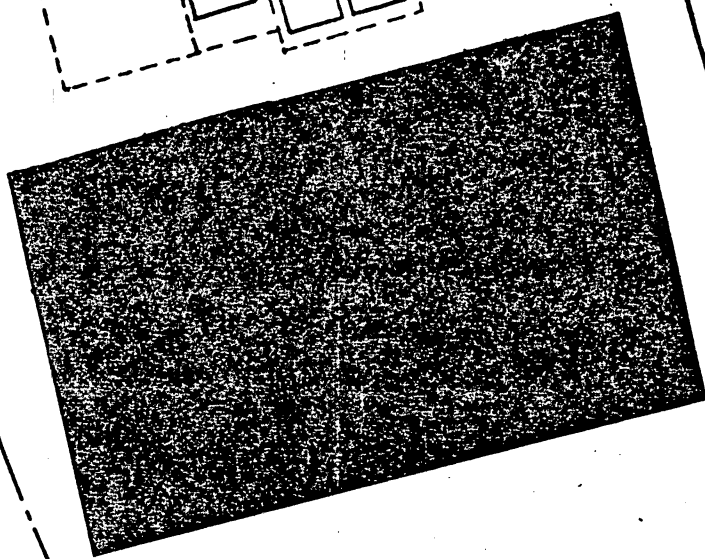
May 19, 1978

Development Program
East Cambridge Soccer Field

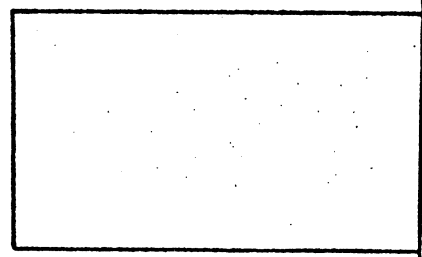
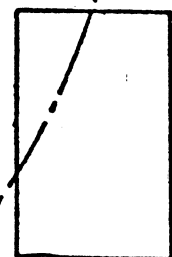
ALTERNATIVE ONE

This is an attractive alternative which should be studied fully because it does not require the acquisition of property and would serve as a stimulus for creating a viable, coordinated recreation resource for the people of East Cambridge to include the immediate construction of a soccer field, followed by a re-orientation of the existing playground equipment, and present automobile parking, as well as potentially the conversion of the present rink to a multi-purpose facility.

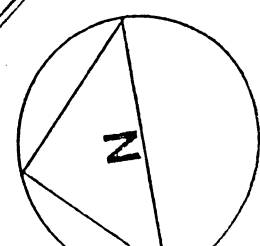
Total development costs for this site would probably be lower than any other alternative site in the entire City.



RUFO ROAD



SIXTH



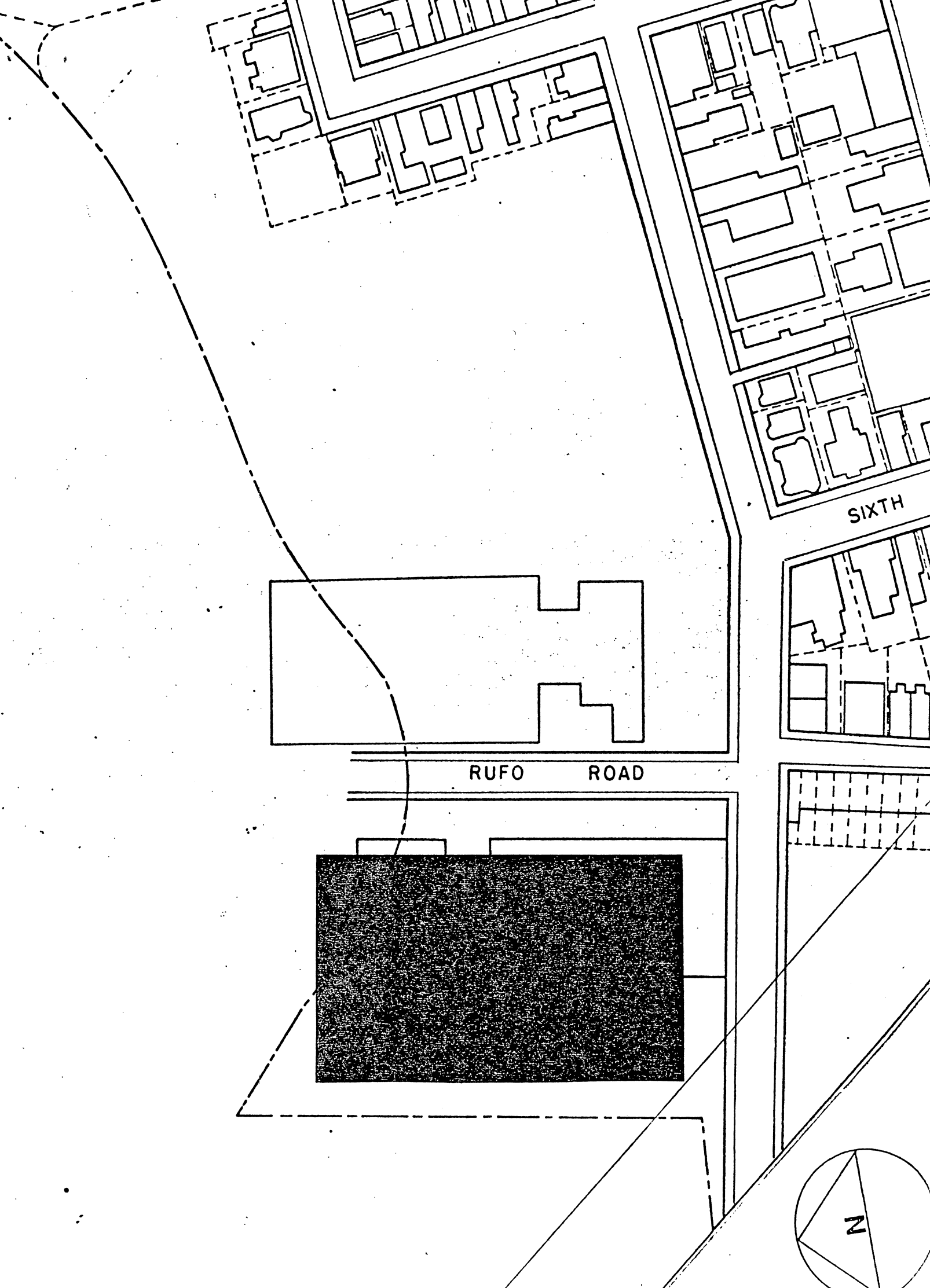
May 19, 1978

Development Program
East Cambridge Soccer Field

ALTERNATIVE TWO

Although this site requires the taking of two single-story cement block construction buildings to the left of Rufo Road, a paper Street, since half the site is vacant and half is improved and also would require the execution of an appropriate arrangement with the City of Somerville, it should be studied fully because it, like Alternative One, provides an excellent opportunity to create a sound recreation resource for the people of East Cambridge.

Total development costs for this site would be in the upper range of the estimated costs, but given the amount of land area required for a soccer field the cost is not unreasonable.



May 19, 1978

Development Program
East Cambridge Soccer Field

ALTERNATIVE THREE

This, too, is an attractive alternative which should be studied fully because it requires the acquisition of an abandoned railroad spur and presently underutilized land with no current or potential redevelopment plans. It may not require any displacement of present users and is a large site with good access.

Since it may be owned entirely by Conrail land acquisition costs would be well below the average land costs referred to in the section on estimated costs.

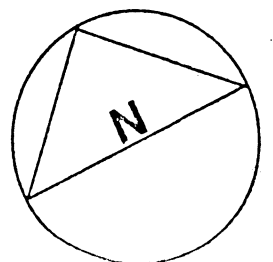
The total development costs for this site would be in the upper range, but is not unreasonable.

SPRING

STREET

CHARLES

BENT



May 19, 1978

Development Program
East Cambridge Soccer Field

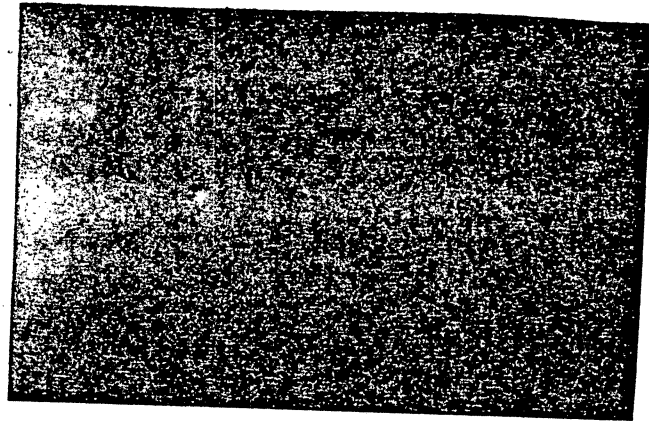
ALTERNATIVE FOUR

This site requires no land takings and therefore no acquisition costs. It appears to be large enough to accommodate a soccer field. However, it does require joint use of the area since the area is improved with a softball diamond. This, of course, would have to be discussed with the Recreation Department, Community Schools, and the people of East Cambridge as a part of the study/action process.

Total development costs for this site would be in the lower range of the estimated costs.

SPRING

STREET



CHARLES

BENT

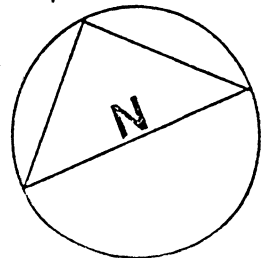


EXHIBIT 2

ESTIMATED DEVELOPMENT COSTS
EAST CAMBRIDGE SOCCER FIELD

MAY 19, 1978

May 19, 1978

Development Program
East Cambridge Soccer Field

ESTIMATED DEVELOPMENT COSTS

The minimum size of a soccer field is a playing area of 195' in width and 330' in length. Assuming requirements for sidelines and end lines, approximately 75,000 square feet of land is required for a field 215' in width and 350' in length.

The estimated development costs for such a facility is as follows:

(1) Acquisition costs: \$375,000-410,000

(Recent sales in the East Cambridge area for tracts of land large enough to accommodate a soccer field average about \$5 to 5.50 per square foot.)

(2) Site work: \$56,000-63,000

(Using a Means* average the cost of demolition and the removal of unstable materials, backfill, compaction, excavation, and drainage average about \$.75 to \$.85 per square foot.)

(continued on next page...)

(3) Site improvements:	\$56,000-63,000
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(Using a Means* average, the cost of loaming and seeding and/or sod, and the installation of goal posts and perimeter fencing average about \$.75 to \$.85 per square foot.)

(4) Total Estimate Development Costs	<u>\$487,000-536,000</u>
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*Building Construction Cost Data 1978,
36th Annual Edition, R. S. Means Co., Inc.

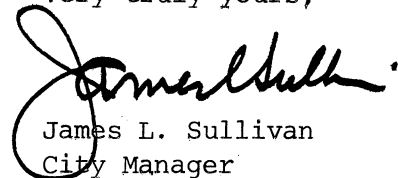
To the City Council (cont.)

May 22, 1978

- (3) July 1, 1978 is significant because representatives of HUD have required receipt of the application before that date or they will impose a twenty (20) percent "holdback" of the City's Community Development Block Grant funds, which would be retained by HUD and directly applied to offset the deficiency in proceeds from the sale of land by the Authority.
- (4) The proposed reuse of this site has gone through significant review by local area residents who were supplied with technical reports prepared by Minot, DeBlois and Maddison, Inc., economic and marketing consultants. Those reviews included many meetings attended by the residents of Portland, Bristol, Plymouth, Berkshire, and surrounding streets. It should be noted that the proposed development, as advertised, represents the views of those residents.

I am proposing to establish and chair a study/action group that will include David Vickery, Assistant City Manager for Community Development, and a representative of the Authority staff to review and analyze alternative sites for a soccer field in East Cambridge. Authority staff already has identified four (4) alternative sites which will be examined along with other possible sites. Those four alternatives are attached hereto as Exhibit 1. I have also identified some cost factors which must be addressed regardless of which site is chosen. A summary of estimated costs is attached hereto as Exhibit 2.

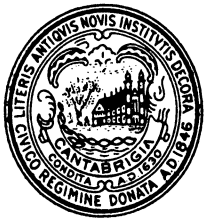
Very truly yours,



James L. Sullivan
City Manager

JLS/b

encl.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

May 22, 1978

To the Honorable, the City Council:

On Monday, May 15, 1978, the Council passed a resolution providing for the location of a soccer field on property owned by the Cambridge Redevelopment Authority and designated as development Tract Number 4C.

I recently transmitted a letter to you, dated April 25, 1978, from the Authority Deputy Executive Director, responding to Council Order #14 and consisting of an update of progress on Tract Number 4A, 4B and 4C located along Portland Street. As you know, that letter also transmitted a development kit for Tract Number 4C. The Authority, I am told, has received two viable development proposals as of this date.

In reviewing this matter with Authority staff, I am convinced that a tax and job-producing use of Tract Number 4C is desirable and consistent with stated City economic development objectives.

I would also like to point out that Community Development Department staff is working with Authority staff in preparing an application to the Department of Housing and Urban Development (HUD) for financial settlement for the Wellington-Harrington Program. I am told the application will be presented for your consideration on or about June 13 but in no event later than July 1, 1978.

The significance of a soccer field located on Portland Street with respect to financial settlement and other considerations is as follows:

- (1) The financing plan for financial settlement includes land proceeds anticipated for the sale of this land.
- (2) The land uses allowed in the urban renewal plan for this site are inconsistent with a recreation reuse and although a plan amendment could be requested, the time required for Authority, Planning Board and Council reviews, hearing, and approvals, as well as a possible Environmental Impact Statement, would extend beyond July 1, 1978.

Agenda #8

S-231

Re: Awaiting Report Item NO. 9 re: location
of a soccer field on Tract Number 4C.

In City Council,

May 22, 1978

5.22.78

Placed on File -