



The Cambridge Hospital



1493 Cambridge Street, Cambridge, Massachusetts 02139 (617) 498-1000

February 7, 1996

Mr. Robert W. Healy
City Manager
City Hall
City of Cambridge
Cambridge, MA 02139

Dear Mr. Healy,

I am writing in regards to City Council Order #19, dated February 5, 1996 requesting an update on the Area IV Neighborhood Health Clinic and 105 Windsor Street. We have held numerous community meetings in order to respond to any concerns or questions the neighborhood might have and feel confident that we will be able to meet their needs. The following are updates to each item in the City Council order.

1. The status on the citing of the new Health Clinic:

The City of Cambridge has a purchase and sale agreement with Polaroid for the property at 119 Windsor. The purchase is contingent upon approval by the Zoning Board of Appeals for a variance and a special permit. The variance is needed to change the use of the building from offices to clinic and community center and because the dimensions of the existing building do not comply with current zoning restrictions. The special permit is needed to accept the limitations of the existing parking lot. The purchase is also contingent on City Council appropriation (\$2.7 million).

We expect to finalize the purchase of 119 Windsor by April 1, 1996. We have had a number of very productive meetings with the community to address concerns about traffic, parking, pedestrian safety, design issues and some administrative issues. We originally planned to appear before the Zoning board on February 8, 1996 but have requested a continuance in order to be able to assure adequate community input and support.

The building at 119 Windsor will be owned by the City of Cambridge. When the hospital becomes an authority in the proposal that is currently being worked out, ownership of all real estate will be transferred to the Hospital with built-in clauses to protect the longterm interests of the City.

The Cambridge Hospital will house the Windsor Street Neighborhood Health Center, (including Medical Pediatric, OB/GYN, Mental Health, Social Services and Nutritional Services), the WIC program, a new Dental Clinic and administrative offices at the new facility.

In addition there will be a long term lease with the Cambridge Housing Authority to house some existing programs at Newtowne Court/Washington Elms at 119 Windsor. These include Head Start, the Resident Activity Program (RAP), the Community Arts Center, employment training programs and a youth gymnasium.

The new facility at 119 Windsor will be a modern, attractive facility that will allow for needed growth of basic health services. We are very enthusiastic about the opportunity to develop a new multi-service health facility that everyone in the neighborhood will be proud to use. Clearly, this development will be a major asset to the Area IV community.

2. The status of 105 Windsor Street:

105 Windsor is owned by the City of Cambridge and will also be part of any future lease agreements made between the City and the Hospital necessitated by the creation of a public authority. The Hospital plans to make available the top floor for Concilio Hispano, which currently occupies half of the floor. The second floor will be used for administrative offices by the Hospital and the lower floor will be used for Community Space.

We have committed to neighborhood residents that the Area IV Community will have the entire basement of 105 Windsor for use as community space, subject to the development of a plan by neighborhood residents. We have agreed to provide basic utilities, maintenance/repairs, and some cosmetic upgrades as well as access to the space from School Street with an electronic security system.

The space is currently in use by the health center and will be available to the community when the new facility at 119 Windsor Street is ready for occupancy (currently expected to be November, 1997).

3. The Hospital's and/or clinic's commitment to service and outreach in the Area IV Neighborhood:

The Cambridge Hospital has agreed to provide ongoing funding for Outreach services for Area IV to provide assistance to neighborhood residents in accessing needed health services. We are committed to an ongoing dialogue to assure that the services provided by the health center meet the health needs of neighborhood residents and will be pro-active in our efforts to increase the number of neighborhood residents using the health center.

4. The Services and the Hospital Administrative functions that will be housed at these locations:

Services to be provided at the health center include Adult Medicine, Obstetrics and Gynecology, Pediatrics, Mental Health, Social Services, Nutrition, WIC and Dental Services.

Administrative offices include The Cambridge Hospital and Cambridge Housing Authority. CHA programs include Head Start, RAP, employment training programs, Community Arts Center and Youth Gym.

5. The status of locating the neighborhood space within the facilities and what guarantees are being made for the long term dedication of said space for community use:

As previously mentioned in response to the status of 105 Windsor Street (#2), we plan to share the space with Concilio Hispano and with Area IV for Community Space. We are developing written commitments concerning the Community Space. Furthermore, Cambridge Housing Authority will be entering into an agreement with the community regarding long-term commitments relative to their program use.

6. The number of Cambridge residents and Area IV residents currently using the Area IV Health Clinic:

Approximately 30% of current Windsor Street Neighborhood Health Center patients live in Area IV. Approximately 60% of current Windsor Street Neighborhood Health Center patients live in Cambridge. Parenthetically, these neighborhood/city ratios are similar to our other health centers in Cambridge. Our goal is to increase the number of Area IV residents who use the health center. In order to find out where Area IV residents are currently getting their health care, we will develop a neighborhood survey, which will help us better meet the health needs of neighborhood residents. We expect to work with the advisory board that will be developed to initiate such a survey.

I hope this will address any concerns members of the City Council may have. Please contact me if you require additional information.

Sincerely,



John G. O'Brien
Chief Executive Officer



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CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

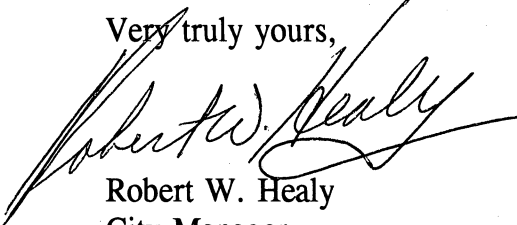
RICHARD C. ROSSI
Deputy City Manager

February 12, 1996

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 40, regarding an update on the Area IV Health Clinic and 105 Windsor Street, received from John G. O'Brien, CEO of the Cambridge Hospital Community Health Network.

Very truly yours,



Robert W. Healy
City Manager

RWH/mec
attachment

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Consent Agenda #13

Relative to Awaiting Report
Item No. 40, regarding an update
on the Area IV Health Clinic and
105 Windsor Street.

In City Council February 12, 1996

Placed on file