



City of Cambridge

O-26

IN CITY COUNCIL

March 17, 2003

VICE MAYOR DAVIS
COUNCILLOR MURPHY
COUNCILLOR GALLUCCIO
COUNCILLOR REEVES

ORDERED: That the City Council urge the City Manager to use the resources of his office to support the Cambridge Rindge and Latin School proposal to renovate and operate the MDC boathouse at the Museum of Science.

In City Council March 17, 2003.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy:

A handwritten signature in black ink, appearing to read "D. Margaret Drury".

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

O-27

IN CITY COUNCIL

March 17, 2003

VICE MAYOR DAVIS
COUNCILLOR MURPHY
COUNCILLOR GALLUCCIO
COUNCILLOR REEVES

ORDERED: That the City Council request that the City Manager identify and follow up on available sources of funds for the Cambridge Rindge and Latin School boathouse proposal.

In City Council March 17, 2003.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy:

A handwritten signature in cursive script, reading "D. Margaret Drury".

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

O-28

IN CITY COUNCIL

March 17, 2003

VICE MAYOR DAVIS
COUNCILLOR MURPHY
COUNCILLOR GALLUCCIO
COUNCILLOR REEVES

ORDERED: That the City Council request the Law Department to address the legal requirements for the Big Dig mitigation money to be used for renovation if and when the city offers a lease proposal for the use of the MDC boathouse.

In City Council March 17, 2003.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in black ink, appearing to read "D. Margaret Drury".

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

O-29

IN CITY COUNCIL

March 17, 2003

VICE MAYOR DAVIS
COUNCILLOR MURPHY
COUNCILLOR GALLUCCIO
COUNCILLOR REEVES

ORDERED: That the City Council request that the city's legislative delegation contact the Governor's office to express its interest in leasing the boathouse facility.

In City Council March 17, 2003.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy: *D. Margaret Drury*

ATTEST:-

D. Margaret Drury
City Clerk

closings (on which it is especially important to get city involvement, since a Highway Department takeover of MDC functions might limit or end these), the sad state of the bridges along the river (which are not included in the Master Plan), and the status of MDC leases along the River. On this last point, Ms. Von Tscharnier stated that the terms of the leases need a comprehensive look to assess the public benefit, the propriety of the rents, and the possibility of improvements in public access.

Vice-Mayor Davis then raised a number of specific issues with Ms. Tscharnier. Vice-Mayor Davis is concerned about how Cambridge's land use will have an impact on implementation of the Master Plan, and asked if Ms. Von Tscharnier has any ideas about public access as part of the Master Plan. Ms. Von Tscharnier responded that Memorial Drive should be considered a parkway rather than a highway, where trucks are not allowed. Public access is an important part of the parkway concept; safe pedestrian crossings and traffic calming make that access possible. Ms. Tscharnier stated that she has no specific comment or qualification to speak on the question of Cambridge land use or zoning. Regarding the expansion of the Hell's Half-Acre site proposed under the Master Plan, Ms. Tscharnier stated that this 3.5 acre site on the border of Watertown is a wetlands that is losing its wetness due to invasive tree species and the current uses there. According to her, there is a need to update the 1950's survey of this area. She described several aspects of the Master Plan for this area: restore the wetlands along the lines of the Muddy River, narrow Greenough Boulevard from four to two lanes, update the 1997 traffic count for this street, and provide better paths for pedestrians and bikes. She noted that there is a lot of opposition in Watertown to Sunday closings for this stretch along the river. In response to Vice-Mayor Davis' inquiry on the status of the Master Plan, she stated that the Charles River Conservancy is meeting daily with Douglas Foy, the chief development officer of the state, regarding the recommendations of the Master Plan, since both transportation and environmental issues are under his jurisdiction. The links between parks and the parkway along the river must be maintained, according to Ms. Tscharnier; just giving land to transportation uses would undercut the whole concept of the parkway. She asserted that what is needed is management plans, team responsibility for areas along the river, and committees of responsible citizens to make the MDC more accountable and its operations more transparent.

Councillor Davis asked what Cambridge's role should be now, given its dependence on MDC lands for open space in the city. Ms. Von Tscharnier responded that it is crucial that the city take an active role in order to preserve the quality of parkland which in turn affects the quality of life in the city. For example, the city can influence the terms of the permits which are granted on MDC land, and link their issuance to increased public access. The MDC lands can be seen as public parklands; this has always been true, but given the upcoming transition from MDC jurisdiction, this function of the MDC land and the role of the city are especially important.

Mr. Johnson spoke about the Neighborhood Study Committee in Cambridgeport which met for three years and created a series of recommendations on the Charles River which it provided to the Cambridge Community Development Department. Some specific issues for Cambridgeport were the use of the Polaroid site, and development in

the business zones along the river. The neighborhood group asked the city to consider downzoning in these areas, given the potential impacts of development on nearby parks and residential neighborhoods. According to Mr. Johnson, although the situation has been improved by comprehensive zoning, there is still lots of density in neighborhoods along the river. Across the river in Boston, you can see the high-rise, high density development and its impacts on neighborhoods and parkland. Mr. Johnson stated that it is noteworthy that most of the rest of Cambridge that touches the river is zoned residential except for areas like Kendall, North Point and the Museum of Science. Mr. Johnson believes that it is also important to consider open space and transit impacts along the river. While the parkland and areas along the Charles River are zoned as Residential A, he asks if this should all be zoned as open space.

Vice-Mayor Davis commented that the Community Development Department is drawing up a zoning proposal to build on the neighborhood recommendations, and stated that the Council can ask for a timeline on when this will be brought before the public.

Ms. Bellew then presented an update on the boathouse proposal, and reviewed drawings and diagrams (**Attachment A**). As background, she explained that Cambridge Rindge and Latin School (CRLS) boat crew has growing needs that cannot be accommodated under its current arrangements with the Cambridge Boating Club. CRLS regularly has 100 kids in its boating program. According to Ms. Bellew, the boathouse buildings next to the Museum of Science are two of the five buildings included in the Big Dig mitigation plan, and therefore eligible for substantial amounts of money for renovation. Since these buildings are in Cambridge, they are a good prospect for a high school and public boathouse, and under the Big Dig mitigation plan, the larger building is eligible for \$700,000, and the boathouse for \$500,000 in funds for restoration; beyond these funds, an additional \$500,000 to \$700,000 will be necessary to complete the project. Possible sources of additional funds include historical preservation groups, East Cambridge developers, and the city as the applicant for a 99-year lease or option to buy.

Councillor Murphy asked what the MDC position was on the boathouse proposal. According to Ms. Bellew, at the last Citizens' Advisory Committee (CAC) meeting within the last couple of months, the MDC indicated that they would issue a Request for proposals (RFP) or a letter of intent to receive proposals on the boathouse by Spring 2003.

Vice-Mayor Davis also asked if other organizations had been approached to gain support for the CRLS proposal. Ms. Bellew stated that the organization sponsoring the Head of the Charles Regatta was approached but it was not willing to join an alliance at this time, for financial reasons. Currently, she is talking to Deputy City Manager Richard Rossi and Julia Bowdoin. Ms. Bowdoin stated that there is ongoing research and discussion about the boathouse proposal. Ms. Bowdoin is investigating the availability of Community Preservation Act money, and the ownership of the boathouse buildings. Depending on the terms of a lease, there are different options in terms of expense. Ms. Bowdoin also plans to speak to Charles Sullivan of the Historical Commission about

historical preservation requirements and resources. According to Ms. Bowdoin, the role of the MDC is an open question.

Councillor Murphy asked if it would be helpful for the city to advocate for the boathouse proposal with the MDC. Ms. Bowdoin responded that she has been in contact with Julia O'Brien of the MDC and that Ms. O'Brien is still pushing the boathouse project and expects the RFP to issue in the next few months. However, there is no specific timeframe. Ms. Bowdoin reiterated that the original discussions between the MDC and the CAC assumed that the RFP would be out in the Spring of 2003.

Based on the preceding discussion, Vice-Mayor Davis made the following motions:

ORDERED: That the City Council urge the City Manager to use the resources of his office to support the Cambridge Rindge and Latin School proposal to renovate and operate the MDC boathouse at the Museum of Science.

ORDERED: That the City Council request that the City Manager identify and follow up on available sources of funds for the Cambridge Rindge and Latin School boathouse proposal.

ORDERED: That the City Council request the Law Department to address the legal requirements for the Big Dig mitigation money to be used for renovation if and when the city offers a lease proposal for the use of the MDC boathouse.

The motions passed on a voice vote without objection.

Councillor Murphy followed up with a series of questions about how to structure an RFP proposal and the necessary work. He asked if Ms. Bellew's group would prefer an arrangement between the city and the MDC for use of the boathouse over one between the CRLS group and the MDC. Vice-Mayor Davis pointed out that right now there is no government entity sponsoring the CRLS proposal, and raised the question of whether it should be the city, the state Department of Environmental Protection or the MDC. According to Ms. Bellew, the power is with the city; she pointed out that the CRLS crew has organized as a non-profit organization and can run the boathouse through an executive board of parents. Councillor Murphy also asked what additional work is necessary to prepare for an RFP. Ms. Bellew answered that Ms. Bowdoin was looking at RFP models for the CRLS group to use. According to Ms. Bowdoin, the CRLS group already has a great deal of information it can use to address the MDC's letter of intent or RFP.

Councillor Murphy noted that the proposed use of the boathouse presents a challenging public policy issue given the lack of public funds; the state's financial crisis could actually help Cambridge's proposal. At this point, he invited public comment, asking each speaker to stay within a three-minute limit

Ms. Wellons stated that she had heard Councillor Murphy's statements in support of the MDC Master Plan at the February 3 City Council meeting, which she characterized as a plan to destroy wetlands. She opposes the Master Plan. According to Ms. Wellons, the MDC representative, Ms. Von Tscherner, was incorrect when she asserted that phragmite plants destroy wetlands; her position is that they define wetlands and are native plants. Ms. Wellons argued that the problem with the MDC and their Master Plan is that they don't like wetlands. Her position is that the MDC tries to solve drainage problems by digging up wetlands and replacing them with dry dirt, thereby destroying the river habitat. Ms. Wellons also stated that the MDC's history of Hell's Half Acre is incorrect. According to Ms. Wellons, in 1897, Charles Sargeant warned that there would be advocates of "perverting" public lands through disfigurement, with perhaps otherwise worthy projects, instead of allowing passive enjoyment by the public.

Mr. LaTremouille spoke about a history of public problems with the MDC, specifically focused on statements by state representatives and MDC staff about the project to destroy the white geese habitat on the river. According to Mr. LaTremouille, this has been a record of lies, euphemisms and refusals to divulge information. He also raised concerns about the city's environmental track record, given its removal of trees from the City Hall lawn, resulting in what he called a "dead front lawn". He criticized the time limits placed in this hearing on the public's comments, while no limits were put on the MDC presentation by Ms. Von Tscherner. Finally, he charged that the MDC's intent is to destroy the river habitat and create a "scalped river bank", which he regards as outrageous.

Ms. Jensen spoke as a member of both the Cambridge Conservation Commission and the Riverside Boat Club. As a Conservation Commissioner, she is excited about the Master Plan and supports it. She is confident that the Wetlands Protection Act will be sufficient protection for the riverbanks. As for the boathouse proposal, Ms. Jensen believes that water-dependent uses are the most appropriate ones for this site, and that this proposal is consistent with the Master Plan. As a rower, Ms. Jensen pointed out the popularity of this sport on the river; however, the public's ability to engage in it is limited by the limited boat storage on the river, since it is not practical to store boats away from the river. According to Ms. Jensen, to increase public access to the river, it is necessary to provide more storage space for boats on the river, along with space for boat trailers. Ms. Bellew noted that the boathouse site has a large parking lot. She stated that the Charles River serves as a regional park; her boat club membership extends as far as Worcester. Ms. Jensen supports efforts to combine high school access with regional outreach and greater public access at the proposed boathouse. One possible model for how to organize this is the National Park Service boat club in Washington, D.C. Speaking again as a Conservation Commissioner, Ms. Jensen expressed the need to remove old pilings at the site, which obstruct boat traffic.

Mr. Seidel, a member of the Cambridge Conservation Commission, expressed support as a citizen for the MDC boathouse proposal, as a good effort to build on this resource.

Ms. Smith noted that the idea of the boathouse conversion has been around for a while. She is the mother of a high school rower; her experience is that the Cambridge Boat Club can't handle the demand by kids who want to row. She wishes it were easier to get onto the river, and wants to involve more adults. Ms. Smith stated that it is important for the city to realize that obtaining the boathouse buildings will require the commitment of the City Manager and Council as well as citizens' involvement. She described the Museum of Science as a "900-pound gorilla" in this situation, which is also interested in access to the boathouse site, while it is unclear what the MDC will do. According to Ms. Smith, the site was originally purchased by Cambridge as open space and later transferred to other state agencies. She urged the city not to let any more open space get away, especially in an area like East Cambridge, with all its business. She encourages the city to press its claim to the boathouse site and to make clear that it wants a lease arrangement, with a community organization to run the operation. Finally, she emphasized that the city needs to be ready to respond to the MDC's RFP; she has information from the MDC on its RFP process, although it was not easy to obtain.

In response to the requests for city support of the boathouse proposal, especially in light of the possible interest of the Museum of Science, Vice-Mayor Davis made the following motion:

ORDERED: That the City Council request that the city's legislative delegation contact the Governor's office to express its interest in leasing the boathouse facility.

The motion passed on a voice vote without objection.

Mr. Rizzuto, representing the ASCC, spoke in support of the CRLS proposal. He described the last four years as a whirlwind of events with the growth of the crew program. For him, the boathouse proposal would be a dream come true. He focused on the use of the boathouse for high school students. While the current CRLS program has plenty of equipment, it is bursting at the seams at the Cambridge Boat Club; the MDC site would be key for the future growth of the rowing program. According to Mr. Rizzuto, timing is of the essence with this proposal; this is a golden, one-time opportunity for the city to acquire this resource, which requires a collaborative effort. Vice-Mayor Davis and Councillor Murphy agreed.

Mr. Johnson spoke in support of the MDC Master Plan, as a reasonable, and even admirable balance of many interests, overall. Pointing out that the parklands along the Charles are heavily used, he stated that, to accommodate different interests, the river cannot be only an urban wild or preserved wetlands. In response to the criticism of the Master Plan, he pointed out that there is lots of investigation and oversight of MDC proposals; it pains him to hear the plan characterized as destructive when he believes it proposes improvements along the river. Specifically addressing the Hell's Half Acre site, he described it as a disturbed landscape; under the plan, there is restoration potential that could attract more wildlife there.

Regarding the boathouse proposal, Mr. Johnson considers it a great proposal overall. He believes that the current MDC leases and “sweetheart deals” along the river are an outrage, and that the state needs to take a look at various aspects of the leasing process, including the procedure, the costs, and the public benefits. He does not want the city to perpetuate the inequity in its boathouse proposal; he urges Cambridge to move the proposal forward in the highest, best way, and one that creates the greatest public good, for example, with provisions such as the ones at the Hatch Shell, where additional lease charges are returned to the park.

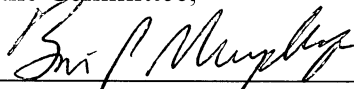
Councillor Murphy outlined some next steps in the City’s involvement with the Master Plan, including a presentation on the Master Plan, making contact with the state regarding the city’s interests in the plan, especially in the boathouse, determining the status of Magazine Beach, and bringing the Cambridge legislative delegation together on this issue.

Ms. Jensen again raised the issue of leasing the site, and stated that it would be valuable to have the document from Charles Sullivan that describes what was originally public land on the river before the MDC reservation was created. She believes that it would be easier to sell the boathouse proposal to the MDC if there were a regional piece to it rather than just Cambridge high schools; she emphasized that, although anyone can join Riverside Boat Club, the limited storage capacity for boats results in a waiting list. According to Ms. Bellew, the boathouse proposal will include public, regional access; for example, the boathouse would be available to the public during school breaks and vacations.

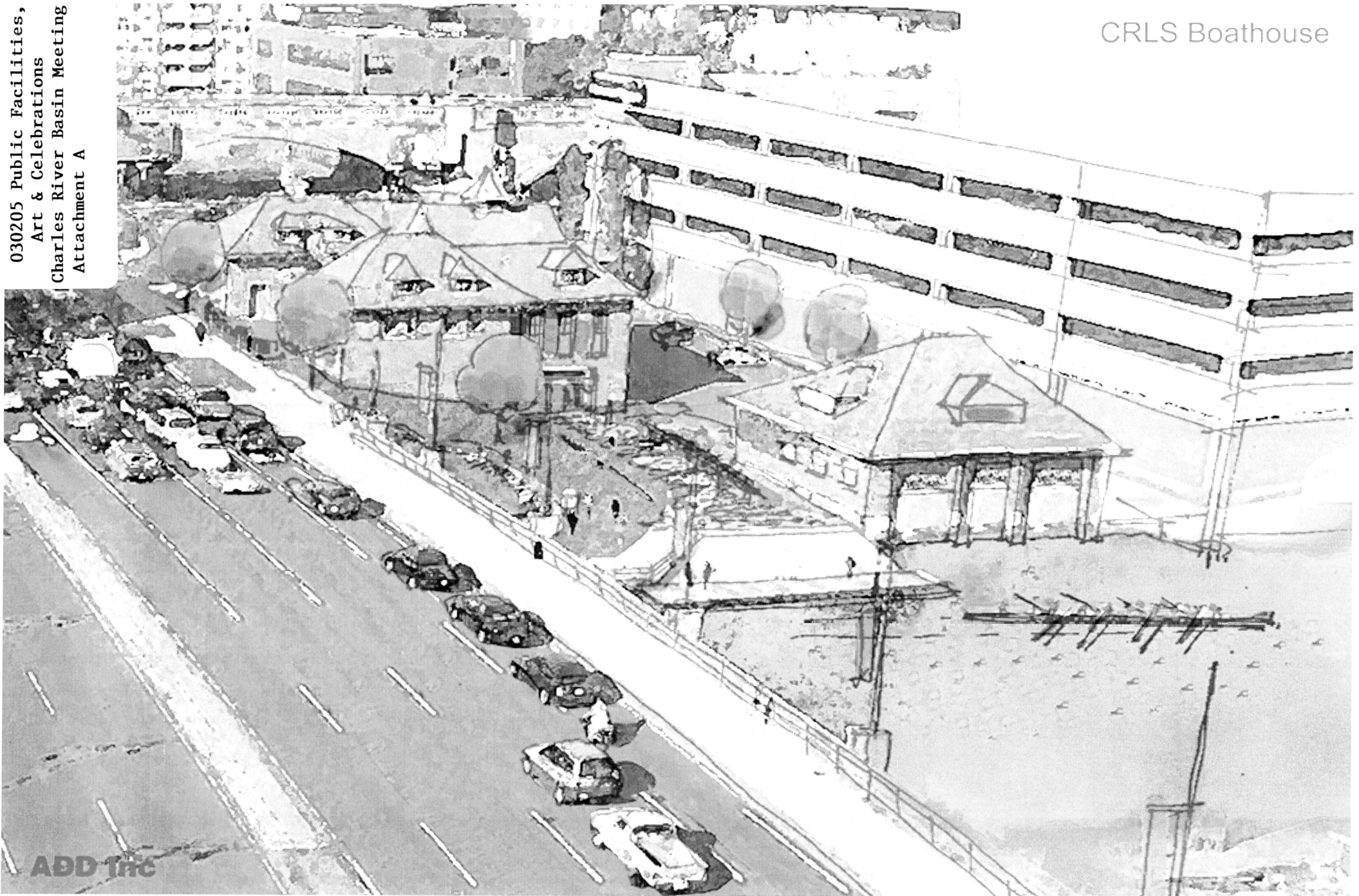
Councillor Murphy thanked all those present for their attendance.

The meeting was adjourned at 7:33 P.M.

For the Committee,



Councillor Brian Murphy, Chair



CRLS Boathouse

■ museum
of
science
parking
structure

MSGR, O'BRIEN HIGHWAY

loading
court

mdc

dock

entry
court

LAND BOULEVARD

ADD Inc

PROPOSED REHABILITATION OF MDC'S STABLE AS BOATHOUSE

November 13, 2002

Statement of Purpose

Cambridge Rindge and Latin High School parents, City of Cambridge officials, and crew enthusiasts propose to rehabilitate and redeploy the historic stable on the Charles River Dam. Our proposal for rehabilitation and reuse of the stable is consistent with the original purposes of the Charles River Basin, with the responsibilities imposed by law on the Metropolitan District Commission (MDC) for the care of the Charles River Basin, and with the "Master Plan for the Charles River Basin: The Second Century." Our rehabilitation of this underutilized and now neglected historic building on the waterfront will involve city-dwellers in rowing. Rowing was one of the original purposes for which the Charles River Basin planners designed the Basin, and this sport should be available to more of the people who live along the River.

Background and History of the Charles River Dam Area

The Metropolitan District Commission (MDC) owns several buildings on the historic Charles River Dam. Until 1910, the Charles River Basin did not exist. The Dam's completion that year converted what had been, in the area between Cambridge and Boston, a tidal basin of polluted saltwater flats into a freshwater "lake." From 1910 until 1951, the Charles River Dam area was comprised of the waterworks, a roadway between Boston and Cambridge, two lockhouses, a small boathouse, a pavilion, the stable, and a public park. From 1951 through 1987, construction was permitted on the entire area that had been the public park. Today no part of the Dam provides recreational space for the public.

In 1978, the MDC stable and the Dam's other historic structures were listed in the National Register of Historic Places, along with several other sites along the Basin. In 1981, the Charles River Dam and Basin was designated as a National Historic Civil Engineering Landmark.

The two-hundred-page document prepared for the MDC, "Master Plan for the Charles River Basin: The Second Century," states on page 91 that the stable and other buildings on the Dam should be restored and reused. The MDC stable on the Charles River Dam is largely unoccupied; the exterior presents a neglected appearance.

Since the beginning of construction on the Central Artery/Tunnel Project, generally known as the Big Dig, the cities of Cambridge, Boston, and other neighboring communities have been adversely affected by the disruption to everyday life, traffic patterns, and most importantly, to accessibility to open spaces, torn apart by the project. The contractors for the Big Dig are obligated to provide 5.5 million dollars in mitigation funds to the MDC for the improvement of the area known as the "Historic Dam Contract Area." Of that amount, the MDC has allocated \$725,000 for historic preservation and rehabilitation of the stable, most of which would be spent in replacement of the stable's slate roof and the stabilization of the structure.

Cambridge Needs for Recreational Space

Through the Cambridge Parks Commission, in the last years of the nineteenth century the City of Cambridge purchased much of the land that became the MDC Charles River Basin parklands. Despite this historic role in the development of the Basin, Cambridge's citizens have limited access to the River.

REHABILITATION OF MDC STABLE AS BOATHOUSE

Because industrial areas once dominated the Cambridge riverfront and because institutions acquired much of Cambridge's open space in the nineteenth and twentieth centuries, the City of Cambridge's open public spaces are largely on the north and west sides of the city, where development occurred last. Cambridge Rindge and Latin School (CRLS), the public high school, and many of the City's elementary schools have little to no outdoor recreational space.

Charles Eliot, one of the original Basin designers, was particularly concerned about providing access to more open space for the people, especially the children of East Cambridge. Research shows that, in comparison with children from all other neighborhoods, East Cambridge students have the lowest rate of participation in organized athletic activities; Cambridgeport students have the second lowest rate. The farther a Cambridge child is from open recreational space, the less that child participates in strenuous physical activity. The location of a recreational facility in East Cambridge will improve the health of many children in East Cambridge.

Background and History of Public Rowing in Cambridge

Cambridge public rowing has a long history – Cambridge public high school varsity teams rowed competitively from 1898 until 1928 and again in 1947. From 1947 until 1999, there was no rowing program for Cambridge public high school athletes. Cambridge public school athletes trained on an individual basis at Community Rowing, Inc. (CRI), from 1989 until 1999.

From 1898 through 1999, the riverfront provided no consistent space from which low- and moderate-income Cambridge residents could learn to row and train competitively within their city. (Boston University DeWolfe Boathouse now offers Learn-to-Row classes during the summer.) Seven crew boathouses are located within the Cambridge city limits, and none have provided regular access to the city's residents.¹

In 1999, Cambridge Rindge and Latin High School athletes, parents, teachers, and city officials, organized the City's first public school crew team in Cambridge since 1947. A record number of athletes agreed to train competitively, a corps of die-hard parents committed themselves to raising money for equipment and coaches, and the Cambridge public schools provided coaching stipends and administrative support. Most importantly, the Cambridge Boat Club provided a boat bay from which CRLS rowers could get to the Charles River.² That boat bay is designed to accommodate four eight-person shells, which afford rowing opportunities for no more than thirty-six athletes.

Since the founding of the CRLS crew team, coaches and parents have remained committed to providing a varsity competitive experience and Learn-to-Row opportunities for all interested CRLS students, with NO required user fees. The parents formed the Association for the Support of Cambridge Crew (ASCC), which now operates under the auspices of the Friends of Cambridge Athletics (FOCA). ASCC, with a duly elected board that includes professionals with a broad range of skills, is regarded as the model for all other parent booster organizations in the Cambridge public schools.

¹ Twelve crew boathouses are located on the Charles River Basin, in addition to one commercial sightseeing business, four yachting clubs, and four facilities for sailing. Five of the facilities for other forms of boating are also within the Cambridge city limits.

² The boat bay was granted, in part, because of negotiations that the CBC entered into with the MDC. The terms of the new lease are consistent with policies that the MDC link ongoing access to the river by current lessees to providing access to broad-based public programs.

REHABILITATION OF MDC STABLE AS BOATHOUSE

The first spring of CRLS competitive rowing, March through May 2000, forty young women and ten young men participated at the varsity and novice levels. In the second year, a total of sixty athletes, of whom forty were women and twenty were men, participated in CRLS crew, and in the third year, seventy-five athletes, of whom fifty were women and twenty-five men, participated. (CRLS has provided Learn-to-Row classes and limited club rowing experiences in the falls of 2001, 2002, and 2003; maximum participation during the fall has been thirty athletes, of whom ten participated in Learn-to-Row, and twenty competed as varsity and novice rowers.

The growth of the program, in numbers and competitive abilities, is now held back by the size of the bay at CBC. The athletes are denied sufficient practice time because of the constant need to share shells among the different components of the program, and the lack of practice time has hindered the program's abilities to recruit and retain athletes. Given adequate water time and additional coaching staff, the coaches and the ASCC are confident that 100-120 CRLS athletes would participate in the spring competitive program. Given CBC's obligations to its club members, the CBC cannot provide additional space for more shells and cannot provide opportunities for younger and adult Cambridge rowers. It should be noted that we intend to maintain the ongoing relationships between and among the CBC, the Cambridge public schools, and the ASCC during and after our rehabilitation of the MDC stable and that the CBC will continue to welcome CRLS athletes to the bay at the CBC.

A Boathouse for the Communities of Cambridge and Its Neighbors

The Basin's designers intended for the public to have access to the River's banks and its waters, with special consideration given to the sport of rowing. The Commonwealth's laws advise the MDC to make accommodations for boating. The MDC "shall encourage rowing and boating on the basin in every reasonable way." Mass. Gen. Laws chapter 92, section 74A. The MDC's own Master Plan urges that "[a]ccess to the water's edge and surface shall be provided through a variety of means."

We propose to transform the historic stable on the Charles River Dam into a public recreational facility that provides access to the Charles River for a broad range of the people of Cambridge and neighboring cities and towns. This transformation will harmonize with the purposes of the Charles River Basin planners in 1910 and with the MDC's Master Plan of 2002. The principal purpose of this building will be the learning and training in the sport of rowing, for as many local residents as our programs and space can accommodate. We will also make the building available for other public recreational activities, particularly during the months of the year in which rowing on the River is not feasible.

During the school year, the building's predominant use will be the training of the student-rowers from CRLS, particularly in the early mornings and afternoons. During school hours, our group is interested in providing opportunities for adults to learn to row and to row competitively. We are also willing to provide Learn-to-Row classes for Cambridge middle-schoolers during the school day.³

During the summer, we will provide open rowing programs to people from all over the Charles River Basin. We will be engaged in long-term fundraising to ensure that such programs are affordable and accessible for persons of all income levels and all ages. Because rowing is a sport

³ In Cambridge, for one grading period of their fourth-grade PE class, all Cambridge elementary school students go to the War Memorial Pool for swimming lessons. This ensures that children of many backgrounds learn to swim and provides them with the prerequisite for lifelong water recreation.

REHABILITATION OF MDC STABLE AS BOATHOUSE

that can be learned and mastered at any age, we will especially welcome mature adults into our programs.

No boathouse now on the Charles River is easily accessible by public transportation. The MDC stable is easily accessible from the Museum of Science stop on the Green Line and also from the Kendall Square stop on the Red Line. This site is also on the No. 69 bus line, which runs from Harvard Square to Lechmere Station. Our program currently requires little to no parking space to operate from the CBC's boathouse, and we need little to no on-site parking to operate from the MDC stable.

Our group is currently awaiting a preliminary estimate for the costs to make the necessary structural changes to the stable to comply with historical preservation mandates and to reuse the stable as a boathouse. The \$725,000 designated from Big Dig mitigation monies are directed to replacement of the slate roof and to full structural integrity of the building. We intend to raise the funds needed to remodel the stable as a public recreational facility from business, government, and private sources, working as partners.

Our proposal is supported by the entire Cambridge City Council, the entire Cambridge School Committee, State Senator Paul Demakis, State Senator-elect Jarrett Barrios, by State Representative Alice Wolf, and by a growing number of people in the large crew community on the Charles.

The following individuals are available to discuss this proposal in detail:

- Carole Bellew -- Chair of Proposal Task Force. Contact at: cbbook@aol.com. Treasurer, ASCC (CRLS crew parents' organization), parent, Cambridge public schools.
- William Bates -- Director, Health, PE, and Athletics, Cambridge Public Schools.
- John Born -- Board member, ASCC and CBC; architect; rower; parent, Cambridge public schools.
- Tom Darling -- CBC Outreach Committee; 1980 U.S. Olympic men's crew team.
- Werner Hoffman -- Architect, ADD Inc.; designer of drawings for this proposal; parent, Cambridge public schools
- Laurence Pierce -- Board member, Friends of Cambridge Athletics; attorney; parent, Cambridge public schools.
- Jeanne Smith -- Board member, ASCC; attorney; parent, Cambridge public schools.
- Dale Wickenheiser -- Head coach, CRLS crew program.

CRLS Boathouse, Cambridge, MA

Budget Estimate

Based on drawings "Proposed Renovations – Scoping, Jan 10, 2003"
Take off and unit costs by Suffolk Special Projects

Demolition

Remove walls, doors, stairs, obsolete mechanical elements,
Saw cut floor slabs for new stairs and elevator,
Create new openings in existing walls \$ 90,000.-

Earthwork

Excavate and backfill for pits, trenches and exterior stair foundation \$ 10,000.-

Concrete

Elevator pit, slabs, exterior stair, stair pan fills \$ 45,000.-

Masonry

New walls for stair, elevator shaft, locker rooms, office,
Install lintels at new openings \$ 60,000.-

Metals

New metal pan stairs, railings
Structural reinforcement for floor openings, lintels
Elevator sill angle, pit ladder and hoist beam \$ 45,000.-

Rough Carpentry

Frame Elevator penthouse through existing roof
Misc interior blocking and mechanical backer boards \$ 30,000.-

Finish Carpentry

New exterior wood storefront, interior wood glazing wall
PLAM Counters \$ 25,000.-

Moisture Protection

Elevator penthouse roof, elevator pit damproofing
Misc caulking \$ 16,000.-

Doors, Frames, Hardware

Doors, frames, hardware, louvers
Overhead sectional doors \$ 38,000.-

Glass & Glazing

Glazing for new storefront, interior partition,
Wall mirror in workout room \$ 24,000.-

Finishes

Furr out exterior walls, insulate

Tile

Wood flooring in work out room, office, classroom, multipurpose room

Painting \$ 94,000.-

Accessories

Grab bars, paper dispenser etc., mirror, shower curtain & rods

Double tier locker, wood benches,

Fire extinguisher cabinets, chalk boards, white boards

Signage \$ 34,000.-

Elevator

3-stop hydraulic, PLAM interior

\$ 54,000.-

Plumbing

Fixtures, drains, hot water heater

Sewer ejection pump, elevator sump pump

Gas piping \$ 83,000.-

Heating

Boiler, piping, Cast-iron baseboard, bathroom exhaust

\$ 52,000.-

Electrical

New panel board, service gear

Interior lights, fire alarm, outlets and switches, tel/data

\$ 70,000.-

Budget sub total:

\$770,000.-

Contingencies (15%)

\$115,500.-

Budget total**\$885,500.-**

Not included:

Building permit, payment & performance bonds,

Temporary power and water

Removal of hazardous materials

Sprinkler system

Cat5 wiring, lighting upgrade

Exterior work

Dock



City of Cambridge

***PUBLIC FACILITIES, ART AND
CELEBRATIONS COMMITTEE MEMBERS***

*Councillor Brian Murphy, Chair
Councillor Anthony D. Galluccio
Councillor Kenneth E. Reeves*

In City Council March 17, 2003

The Public Facilities, Art and Celebrations Committee held a public meeting on February 5, 2003, beginning at 6:15 P.M. in the Sullivan Chamber for the purpose of discussing the Charles River Basin plan (Master Plan) and the opportunities for Cambridge with regard to MDC buildings on the river.

Present at the hearing were Councillor Brian Murphy, Chair of the Committee, Vice-Mayor Henrietta Davis, Richard Rossi, Deputy City Manager, Julia Bowdoin, Assistant in the City Manager's Office, and Elaine McGrath, City Clerk's Office. Also present were the following residents of Cambridge: Marilyn Wellons, 651 Green St., member, Friends of the White Geese, Robert LaTremouille, 875 Massachusetts Ave., Friends of the White Geese, Robb Johnson, 342 Allston St., Cynthia Jensen, 95 Trowbridge St., Sam Seidel, 34 Gorham St., Jeanne Smith, 103 Larch Rd., member, Association for the Support of Cambridge Crew (ASCC), and Ron Rizzuto, 88 Park Ave., member, ASCC. In addition, Renata von Tscharnier of the Charles River Conservancy spoke.

Councillor Murphy, Chair of the Committee, opened the meeting by apologizing for the late start, due to a prior hearing. He then gave an overview of the topics and the procedure in the meeting. The meeting would cover three topics relating to the MDC Master Plan for the Charles River Basin: zoning in Cambridgeport, the acquisition of the MDC boathouse next to the Museum of Science, and the implications of the Master Plan for the zoning in Riverside. Councillor Murphy indicated that he would start the meeting with presentations on the topics, then have a discussion between councillors and the presenters, and finally open the meeting up to public comment. He noted that the future status of the MDC was in flux, since the state was in the process of considering reorganization of the agency. Councillor Murphy then invited Ms. Von Tscharnier to present.

Ms. Von Tscharnier stated that her organization, the Charles River Conservancy, has been working with the MDC on voluntary maintenance at areas along the river. She offered an overview of the planning issues in the Master Plan and emphasized that it is crucial for Cambridge to be involved, especially since there are shrinking funds, and being a "squeaky wheel" is important as decisions are made. She said that several initiatives on the Historic Parkway are moving forward or under discussion, including: funding of footpaths and bike paths on Memorial Drive, the continuance of Sunday

S-102

Committee Report #8

Committee Report from Councillor Brian Murphy, Chair of the Public Facilities, Art and Celebrations Committee, for a meeting held on February 5, 2003 to discuss the Charles River Basin plan (Master Plan) and the opportunities for Cambridge with regard to MDC buildings on the river.

In City Council March 17, 2003

**REPORT ACCEPTED.
PLACED ON FILE.
FOUR ORDERS ADOPTED.
SEE ORDERS #26, 27, 28
AND 29.**