

348 Franklin Street
Cambridge, MA 02139-3731
June 25, 1991

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

Thank you for referring the land bank package to committee. I am confident the real problems can be resolved there.

The following are my objections to the committee report:

1. June 10, 1991 hearing.

a. I objected to advertisement and other description of the Corporal Burns project so defective that the proposal floated cannot be passed.

The advertisement was for 149 to 189 Banks Street, which includes at most a sliver at the Eastern edge of Corporal Burns Playground. This street address is a description of property owned by Harvard and named Peabody Terrace.

The fine print of the Corporal Burns project is much larger than the field house. I spoke in favor of renovating the field house to permanently available affordable housing without any impact on the adjoining open space. This would probably create about two units within the existing shell, at most four. The proposal is for destruction of the shelter and spreading of 12 units at C-1 density along the edge of the open air parking at Peabody Terrace. This is bad.

b. The Development Department admitted the find print was for a project seven times the area of the field house.

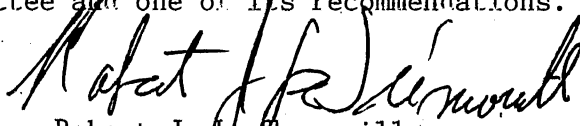
c. Martha Edison essentially agreed with my position. She spoke in favor of affordable housing on the site, expressing her surprise that the land affected was much larger than she had been led to believe. She objected to the large scope, stating that the project should be smaller.

d. Mike Williams objected to the use of open space at Corporal Burns for construction for non-open space purposes.

2. 29 Third Street. I did not support this project. I spoke against transfer of any land directly to the land bank trustees. I spoke instead in favor of a process under which the trustees are directed to solicit offers and negotiate the best deal with the offerors; the trustees would then come back to the city council with the resulting packages for final vote.

I pointed out that the fine print in the land bank calls for affordable housing "structured to endure as long as possible, in perpetuity if possible." Every bit of the land in question is, right now, city property "in perpetuity". Every bit of housing created should be affordable housing in perpetuity. The "if possible" creates a situation, like 2 Mount Auburn, 808 Memorial Drive, 929 Massachusetts Avenue, 411 Franklin Street, and many others, in which needy residents could be driven out for condo conversion after 20 years. This could be the result with the "if possible" clause unless the city council has the final vote.

I spoke for the application of the state condo conversion law to housing constructed in the 1969 to 1983 construction years, in accordance with my proposal to the rent control committee and one of its recommendations.


Robert J. LaFremouille

RECEIVED BY
OFFICE OF CITY CLERK
1991 JUN 27 AM 7:54
CAMBRIDGE MA

CONSENT COMM. # 28

Comm. from Robert J. LaTremouille, 348
Franklin Street, regarding the land
bank proposal.

In City Council,

August 7, 1991

*Referred to the
petition*

*Committee Report
Number Five*

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 developement now or in the future on the 12 Walden St. site.

Thank You;

Maria C.S. Cardoso
Rosario Sousa
Terese Sousa
Jose B. Cardoso
Cecilia S. Cardoso
Fred Blundell

21 WALDEN STREET, Cambridge
21 Walden St 11
21 Walden St. 11
21 Walden St 11
" " " "
17 Creighton St Cambridge

CONSENT COMM. # 31

Petition received from eleven residents in
opposition to the proposed housing at 12
Walden Street.

In City Council,

August 7, 1991

*Referred to Committee
Report # 5*

JEF

TESTIMONY AND PETITION TO HER HONOR THE MAYOR OF CAMBRIDGE

and the City Councillors

We, the neighbors of the proposed building site at the intersection of Webster and Lincoln, strongly oppose any type of construction on this site.

Neighborhood 3 and East Cambridge are the densest residential areas of the City. Our mostly three-decker apartment buildings are very close together. Most of us do not have yards bigger than a postage stamp. It is getting increasingly hard for us to find parking spaces near our homes.

Even in 1975, Neighborhood 4 ranked first in:

- * female-headed families with children
- * AFDC families
- * % of children in female-headed households
- * juvenile delinquency rates
- * crime prevention bureau cases

(Community Development Department, City of Cambridge: "Profiles of Cambridge Neighborhoods:1975":9)

In our area alone there are 4 public schools, one religious school and at least 4 preschools. In just one of the buildings facing the green area we are defending there are 9 resident young children and an operating home day care facility.

WE NEED THE GREEN OPEN SPACE AT THE CORNER OF LINCOLN AND WEBSTER!

We need a safe place where there's no vandalism or hidden corners for our young to play while we watch.

We need this uncluttered open green area to look at, to give us a sense of space, to provide us with sun and light.

We need to enjoy the freshness and beauty of the trees so we may breathe better and feel tranquility.

Even a small, green space such as this lot is precious to us!

Once the city gives up a green space, it will never be recaptured.

We ask the council to actively search for viable alternative home sites in less dense areas of the city, or in neglected buildings and lots.

WE ASK THE COUNCIL REJECT THE IDEA OF BUILDING ON THIS GREEN SPACE OR ANY OTHER GREEN SPACE IN OUR DENSE AREA.

NAME ADDRESS

1. ~~Cotyana Eggers~~ 13 Lincoln St #1 Cambridge 02141
2. ~~Nancy Valente~~ 15 Lincoln St. Camb 02141
3. Mary Perry 11 Lincoln St. Camb 02141
4. Norberto Henriques 11 Lincoln St Camb 02141
5. Maria C. Henriques 11 Lincoln St Camb 02141
6. Gabriela Pucci 11 Lincoln St Camb 02141
7. Deanne Sauer 392 Windsor St Camb MA 02141
8. Karen Sauer 390 Windsor St. Camb. MA 02141
9. MR & MRS. Tony Vera 396 Windsor St. Camb. MA. 02141
10. Amy Carreri 378 Windsor St.
11. Stella Carreri 378 Windsor St. CAMB
12. ~~Patricia~~ 376 Windsor St.
13. Filda Rueda 384 Win DSO Rd. St. Cambridge
14. Ismael Calzada 384 Win DSO St. Cambridge
15. Maria ~~Henriques~~ 7 Harwell Drive Cambridge MA 02141
16. ~~Arthur~~ 28 Willow St. Cambridge MA 02141
17. ~~Debra~~ 7 Lincoln St
18. Robert Coleman 7 LINCOLN ST.
19. Gilbert Andrew 9 LINCOLN ST.
20. Ed Andrew 9 Lincoln St.
21. Susan Moura 62 Lincoln St Camb. Mass 02141 age 12
22. Conceicao Moura
23. ~~Conceicao Moura~~ 15 Lincoln St
24. John Ruchwalski 65 Union St. CAMB. MA. 02141
25. ~~Joselyne~~ 63 Union St Camb MA 02141
26. ~~Debra~~ 65 Union St Camb MA 02141
27. ~~Rosemary~~ 62 Union St Camb MA 02141
28. ~~Janice~~ 44 Fenwick St Camb MA 02141
29. ~~Pat~~ 399 Windsor St Cambridge MA 02141
30. ~~Janet~~ 383 Fenwick St
31. ~~Thomas~~ 379 Windsor St Camb
32. ~~Robert~~ 377 Windsor St Camb
33. Alea Eggers 13 Lincoln St. Camb age 16
34. Carol Eggers 13 Lincoln St. Camb age 10.5
35. ~~Robert~~ 11 Harwell Dr. Camb Age 20
36. ~~Brian~~ 11 Harwell Dr Cambridge Age 19
37. ~~Robert~~ 11 Harwell Dr Cambridge
38. ~~Robert~~ 1 Wellington Lane Cambridge 41
39. ~~Cheryl~~ 511 Wellington Lane Camb. Harwell Block Age 34
40. ~~Kim~~ 2 Wellington Lane Camb Age 22
41. Carol Kegan 9 Wellington Lane Camb. Age 44
42. ~~Harold~~ 9 Wellington Lane Camb. Age 45
43. ~~Harold~~ 10 Harrington Ter Camb. -
44. ~~Marjorie~~ 1413 Windsor St. Camb. -
45. ~~Peter~~ 413 Windsor St. Camb. -
46. ~~Robert~~ 15 Lincoln St Camb
47. ~~Abdullah~~ 13 Lincoln St #3 -
48. George Plopper 15 LINCOLN ST #3 CAMB.
49. Bill Clement 187 White Ave Camb. The Row
50. Richard Silva 195 Webster Ave. Cambridge

TESTIMONY AND PETITION TO HER HONOR THE MAYOR OF CAMBRIDGE
and the City Councillors

Nós os vizinhos da área 3 estamos contra a proposta do edificio que está a ser considerado a construir na esquina do Webster Avenue, Windsor Street, e Lincoln Street.

A nossa oposição é porque esta área verde é a única lembrança da nossa área.

ENTÃO PEDIMOS QUE OS SENHORES TEEM A GENTILEZA DE NOS DEIXAR RESPIRAR ESTE POUÇO DE AR PURO.

Nosotros, los vecinos de Area 3 estamos en contra de la propuesta de edificar en el terreno que se encuentra en la esquina de las calles Lincoln, Webster y Windsor.

Nos oponemos porque este terreno es uno de los pocos espacios verdes que nos queda en nuestro vecindario.

PEDIMOS QUE NUESTROS REPRESENTATES EN LA CIUDAD TENGAN LA GENTILEZA DE DEJARNOS RESPIRAR ESTE PEDACITO DE AIRE PURO.

We, the neighbors of the proposed building site at the intersection of Webster and Lincoln, strongly oppose any type of construction on this site.

Neighborhood 3 and East Cambridge are the densest residential areas of the City. Our mostly three-decker apartment buildings are very close together. Most of us do not have yards bigger than a postage stamp. It is getting increasingly hard for us to find parking spaces near our homes.

WE NEED THE GREEN OPEN SPACE AT THE CORNER OF LINCOLN AND WEBSTER!

We need a safe place where there's no vandalism or hidden corners for our young to play while we watch.

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Nom/Nombre/Name Direccio/Direccion/Address

- | | |
|----|---|
| 77 | |
| 76 | |
| 75 | Seamus O'Brien |
| 74 | Alma Faria (owner 390-396 Windsor St. Cambridge) |
| 73 | Patricia 18 Branca 13 Branca St. Cambridge. 02141 |
| 72 | Beatrice Posiva 13 Branca St. Cambridge. 02141 |
| 71 | Sor Pasiva 13 Bristol St. Cambridge. 02141 |
| 70 | Maria Oliveira |
| 69 | Benny Oliveira (owner 386 Windsor St. Cambridge. 02141) |
| 68 | Betty Oliveira 406 Columbia St. Cambridge. 02141 |
| 67 | Juliana Sora 68 Lincoln St Cambridge |
| 66 | Alma Faria 70 Lincoln St Cambridge |
| 65 | Esmeralda Oliveira 5 Berkshires Pl. Cambridge 02141 |
| 64 | Agueda Medeiros 5 Berkshires Pl. Cambridge 02141 |
| 63 | Alma Faria 177 Columbia St. Cambridge 02141 |
| 62 | Alma Faria 9 Berkshires Pl. Cambridge 02141 |
| 61 | Alma Faria 153 Webster Ave Cambridge |
| 60 | Alma Faria 153 Webster Ave Cambridge |
| 59 | Alma Faria 153 Webster Ave Cambridge |
| 58 | Livia Fontes 77 Green Dr. Stoughton |
| 57 | Claudia Costa 370 Windsor St Cambridge |
| 56 | Nancy Stone 160 Webster Ave Cambridge |
| 55 | Alma Faria 18 Willow St Cambridge |
| 54 | Alma Faria 18 Willow St Cambridge |
| 53 | Alma Faria 18 Willow St Cambridge |
| 52 | Antonia Faria 20 Willow St Cambridge |
| 51 | Maria de Faria 142 Webster Ave Cambridge Mass |

TESTIMONY AND PETITION TO HER HONOR THE MAYOR OF CAMBRIDGE
and the City Councillors

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(Community Development Department, City of Cambridge: "Profiles of Cambridge Neighborhoods:1975":9)

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	NAME	ADDRESS
78	Nai Cruz	372 Windsor St Cam
79	Jaustina Kosa	370 Windsor St Cam
80	Isolina Costa	370 Windsor St Cam
81	Charmen Kaves	366 Windsor St Cam
82	Jaura Simmons	342 Windsor Camb

83 Lisa Mizen 362 Windsor St

84 Doris Mizen 342 Windsor St

85 William Simmons 342 Windsor St

86 Anne Hardy 356 Windsor St

87 Ernesta Aguiar 341 Windsor St

88 Pablo A. Pico 335 Windsor St

89 Albina Wolongevicz 351 Windsor St

90 Antonia Costa 370 Windsor St

91 Jimmy Barros 370 Windsor St

92 Freymani Bana

93 Made Kalar 394 Windsor St

94 Samuel Monell 394 Windsor St Cambridge, MA

95 Michael Phelps 395 Windsor St

96 Barbara Aube 377 Windsor St

97 Crystal Knode 44 Willow St Camb ma

98 Gregoriana Lyman 42 Willow St Camb

CONSENT COMM. # 30

Petition received from ninety-six residents
in opposition to the proposed building
site at the intersection of Webster
Avenue and Lincoln Street.

In City Council,

August 7, 1991

*Referred to Committee
Report # 5*



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

City of Cambridge

MASSACHUSETTS

In City Council August 7 1991

*K. Duehay - Table Report on affordable housing and
all amendments*

	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 5

Failed

City of Cambridge

MASSACHUSETTS

In City Council August 7 1991

C. Cyr *Talking Report*

	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	✓			

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City of Cambridge

The Housing and Community Development Committee conducted a public hearing on Thursday, July 18, 1991 beginning at 6:06 p.m. in the Sullivan Chamber, City Hall.

Councillor Edward N. Cyr, Chair of the above referenced Committee convened the hearing and stated that this evening's discussion would center on the Committee's recommendations to the full City Council on the transfer of certain city owned parcels to the Affordable Housing Trust. Present at the hearing were Committee members: Vice Mayor Kenneth E. Reeves, Councillor Francis H. Duehay, Councillor Timothy J. Toomey, Jr., Councillor William H. Walsh. Also present were Councillor Jonathan S. Myers, Councillor Sheila T. Russell, Councillor Walter J. Sullivan and Deputy City Clerk John E. Flynn.

To begin the proceedings, Councillor Cyr provided to those assembled a historic overview of the process to date employed by the various components of the City government regarding the transfer issue. He further stated that at this juncture it was appropriate for the City Council to take another step forward in the process to begin to fill the Land Bank. The Chair also stated that much information and public testimony had been collected on each specific site and in every instance the disposition of each site required trade-offs. He further categorized two significant impediments that the process highlighted:

1. Resolution of prior use (Norfolk Street, Walden Street and Lowell Street;) and
2. Additional work needed to be done on the neighborhood level.

Upon conclusion of his opening remarks, the Chair presented to the Committee for its review and deliberation the attached site evaluation and recommendation dated July 18, 1991. The Chair then recognized Councillor Toomey for his comments and/or inquiries on the Chair's recommendations.

Councillor Toomey inquired of any legal impediments surrounding 149-189 Banks Street given that the City took the property by eminent domain for open space.

Ms. Susan Schlesinger, Chief Project Planner, Community Development Department, in response stated that an examination of the deed produced a finding that the site was taken for playground purposes and not park purpose therefore no state approval was necessary for the transfer.

Councillor Toomey then requested of the Chair a delay in the transfer of 29 Third Street until such time as the city-sponsored survey of appropriate sites for the East Cambridge Teen Shelter and Community Meeting Place is completed.

Councillor Duehay commented on his concurrence with the Chair's recommendation on the 109 Pemberton Street site stating that additional time is needed by the neighborhood to work out details concerning this site.

Councillor Walsh stated his disagreement with the Chair's recommendation on the 109 Pemberton Street site stating that the site should be disapproved and that the neighborhood dictate the future use of the site. He further stated his disagreement with the recommendation concerning the 25 Lowell Street site stating the need for an independent review of the site regarding its disposition.

Vice Mayor Reeves stated his agreement with the Chair's groupings as contained in the evaluation of the sites. He noted that the neighborhood meeting process recently completed by the City Council was a good one in the gathering of information concerning each site. Although stating his disagreement with the Chair's findings regarding the relocation issue associated with the 25 Lowell Street site he stated that he would support the Chair's overall recommendation concerning this site due to the existence of a lease and its terms.

Councillor Toomey then stated his disagreement with the Chair's recommendations concerning the disposition of 109 Pemberton Street, 178 Webster Avenue and requested a reexamination of 25 Lowell Street in light of the Community Development report dated July 15, 1991 relative to potential Land Bank sites. He further stated his agreement with the Chair concerning the disposition of 12 Walden Street and 331 Norfolk Street.

Councillor Cyr stated that his recommendations were made after conferring with many Councillors after the hearing process where it was stated on numerous occasions of the need for the City to fulfill its commitments to existing uses. On the 109 Pemberton Street site he stated that the site should go back to the neighborhood for an open planning process to determine its future utilization.

Councillor Duehay provided the Committee with a historical overview of 25 Lowell Street and stated his agreement with further efforts to relocate the present occupants of the site.

Councillor Russell inquired of Councillor Cyr of the relocation of the Electrical Department from 29 Third Street if the transfer is made by the City Council.

Councillor Cyr stated in response that the City Manager has readied a relocation plan.

Councillor Russell then requested of Councillor Cyr for a clarification of his recommendation concerning 109 Pemberton Street.

Councillor Cyr stated that his recommendation calls for the site to be revisited by an open neighborhood planning process where alternatives are discussed and examined to define its future use. He further stated that the area in question was now limited to only the former skating rink and does not include the back board.

Councillor Sullivan then requested the Committee to defer action on all sites being considered for transfer to the Affordable Housing Land Bank.

Councillor Toomey then inquired of Councillor Cyr if the sites that are returned to the various neighborhoods for their review and recommendations would be binding on the City Council.

Councillor Cyr responded by stating that the City Council has final jurisdiction over all city owned lands and that it was his intention to respond to the neighborhood and not tell neighborhoods what they need.

Councillor Myers stated his intention to review all the sites and the Chair's recommendation prior to the Council Meeting of July 29, 1991.

Councillor Russell submitted to the Deputy City Clerk a petition circulated by area residents concerning 178 Webster Avenue.

The Committee then heard from Ms. Joan O'Connor, 2 Longfellow Street, stating her opposition to the transfer of 25 Lowell Street.

At this time, Councillor Duehay moved the adoption of Councillor Cyr's recommendation.

Councillor Walsh then offered the following amendments:

ORDERED: That the Chair's recommendation regarding 109 Pemberton Street be moved from Evaluation Category Number 2 to Evaluation Category Number 3.

The motion carried on a roll call vote of yea: 3
nay:2.

ORDERED: That the Chair's recommendation regarding 178 Webster Avenue be moved from Evaluation Category Number 2 to Evaluation Category Number 3.

The motion failed on a roll call vote of yea:2 nay:3 present 1.

ORDERED: That the Chair's recommendation regarding 25 Lowell Street be moved from Evaluation Category Number 3 to Evaluation Category Number 2.

The motion carried on a roll call vote of yea:4 present 1.

Councillor Cyr then moved the adoption of the recommendations as amended.

On a voice vote the motion carried.

The hearing was adjourned at 7:20 p.m.

For the Committee

Edward N. Cyr (JCF)

Councillor Edward N. Cyr, Chair

1. Upon receipt of approval from the state.
2. With the active involvement of the North Cambridge Stabilization Committee in the planning process.

WEBSTER STREET: Approve Transfer.

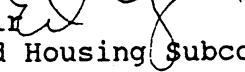
The following sites all have active current uses and we have failed to sufficiently respond to or resolve the concerns. Prior to any future Council actions city departments must be able to respond to these concerns.

~~WARREN STREET~~
~~PORTLAND AND MARCELLA~~: Disapprove Transfer - Parking for area businesses required, major use change claimed by CRA.

WALDEN STREET: Disapprove Transfer - Lack of Parking for Senior Center and Building Health Professionals must be resolved.

LOWELL STREET: Disapprove Transfer - Lack of relocation for current occupants and lack of a clear understanding of Bidding Law implications.

NORFOLK STREET: Disapprove Transfer - Neighborhood agreement on DPW site location and general problems with DPW as a neighbor.

From: Councillor Ed Cyr, Chair 
To: Community Development and Housing Subcommittee
Re: Land Bank Site Evaluations

July 18, 1991

After careful review of the proposed Land Bank sites from the Planning Board, review of materials provided by the Community Development Department in response to Council questions, and review of testimony received at the public hearings a number of things have become clear.

First, that the Council has taken seriously it's role as court of final approval for the disposition of public lands. This is as it should be. Public land is a scarce commodity and disposition is a permanent process. While the city has added open space in North and East Cambridge in the past decade there is no assurance that we will be able to add more in the years ahead. We therefore must be prudent in any disposition process.

Second, that there are always competing needs for any publicly owned land. In some cases the land is already actively used, in others there are competing ideas for it's use. The Council must weigh the impact of each disposition and the impact such a decision will have, particularly on current users.

Third, we have heard about the incredible needs for affordable housing. The long list of housing needs has been repeated often and need not be repeated here. Suffice it to say that the needs far outstrip our ability to respond, and probably always will.

In conclusion and in response the chair would like to recommend the following actions on each site.

BANK STREET: Approve Transfer.

EAST CAMBRIDGE FIRE HOUSE: Approve Transfer under the following conditions:

1. With the active involvement of the East Cambridge Stabilization Committee and the East Cambridge Land Trust.
2. With recognition of the desirability of the retention of a portion of the first floor for use by the community as a neighborhood center or meeting place.

The following sites appear to be appropriate housing locations but require further work within the neighborhoods before the Council can approve them.

PEMBERTON STREET: The should consider approving the Transfer of half of site (the Skating Rink portion of the site only) and under the following conditions.



City of Cambridge

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 29 Third Street, bounded and described as set forth in Attachment A, entitled "Property Description 29 Third Street;" and

WHEREAS:

The land and building in the parcel entitled "29 Third Street" was built and used by the City of Cambridge as a fire station, and the

Fire Chief has determined that the land and building at 29 Third Street is no longer needed for Fire Department 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 and building at 29 Third Street to the Affordable Housing Trust for use as affordable housing;

NOW, THEREFORE, be it

ORDERED:

That 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 29 Third Street" 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 29 Third Street" 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

29 Third Street

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

Beginning at the southeasterly corner of said lot in the westerly side line of Brooks Street; thence

N 80° 00' 00" W a distance of Fifty and Fifty Hundredths feet (50.50') to a point; thence

N 10° 00' 00" E a distance of Nine and Thirty Hundredths feet (9.30') to a point; thence

N 80° 00' 00" W a distance of Thirty-One and Fifty Hundredths feet (31.50') to a point; thence

N 10° 00' 00" E a distance of Fifty-Four and Seventy Hundredths feet (54.70') to a point; thence

The previous four (4) calls being by land, now or formerly Hastings Tappley Insurance company.

S 80° 00' 00" E by said Gore Street, a distance of Eighty-Two and No Hundredths feet (82.00') to a point; thence

S 10° 00' 00" W by said Third Street, a distance of Sixty-Four and No Hundredths feet (64.00') to the point of beginning.

The above described lot contains an area of 4,955 square feet, more or less. The above described lot also has the benefit of a 10' wide easement which runs parallel to the southerly and westerly property lines of said lots, and contains an area of 1,470 square feet, more or less.



City of Cambridge

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, which is a portion of the park located at the intersection of Banks Street and Flagg Street, bounded and described set forth in Attachment A, entitled "Property Description Corporal Burns Shelter Parcel Lot 1A;" and

WHEREAS:

The land in the parcel entitled "Corporal Burns Shelter Parcel, Lot 1A" was acquired by the City of Cambridge in 1984 by

for the playground purposes and the Assistant City Manager for Human Services has determined that the land in the "Corporal Burns Shelter Parcel Lot 1A" is no longer needed for playground 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 10, 1991, the City Council held a public hearing to consider the issue of whether to transfer the land in the "Corporal Burns Shelter Parcel Lot 1A" to the Affordable Housing Trust for development as affordable housing;

NOW, THEREFORE, be it

ORDERED:

That 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 Corporal Burns Shelter Parcel Lot 1A" 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 Corporal Burns Shelter Parcel, Lot 1A" 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

Corporal Burns Shelter Parcel
Lot 1A

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

Beginning at the south corner of the lot, at a drillhole in the west sideline of Banks Street; thence

- | | |
|-----------------|---|
| N 75° 22' 01" W | a distance of one hundred and twenty (120.00') feet to a corner; thence |
| N 19° 23' 28" E | a distance of twenty-four and forty hundredths (24.40') feet to an iron rod; thence |
| N 74° 41' 19" W | a distance of six and seventeen hundredths (6.17') feet to an iron rod; thence |
| N 14° 54' 48" E | a distance of seventy-three and eighty-three hundredths (73.83') feet to an iron rod; thence |
| S 75° 15' 42" E | a distance of one hundred and twenty-two and ninety-seven hundredths (122.97') feet to a drill hole; thence |
| S 14° 09' 21" W | by said street, a distance ninety-seven and ninety-nine hundredths (97.99') to the point of beginning. |

The above described parcel contains an area of 12,000 square feet, more or less, and is more particularly described on a plan entitled "Banks Street, Cambridge, MA Subdivision Plan of Land Prepared for the City of Cambridge Prepared by Andover Engineering, Inc.," dated May 15, 1991.

5.

Cal # 16

S-1782

COMMITTEE REPORTS

A communication was received transmitting a report from the Housing and Community Development Committee for a hearing held on Thursday, July 18, 1991 regarding the transfer of certain city owned parcels to the Affordable Housing Trust.

*12/9/91 Placed on file
without prejudice
see order # 14 of 12/9/91
In City Council,*

August 7, 1991

Report tabled

9-0-0.