RESOLUTION AUTHORIZING AMENDMENTS TO TWO CONTRACTS BETWEEN THE CITY OF CAMBRIDGE AND THE UNITED STATES, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR GRANTS TO ASSIST IN THE DEVELOPMENT OF PUBLIC OPEN SPACE

WHEREAS:

The City of Cambridge entered into a contract (No. UBI-MA-01-06-1002G) with the United States of America, Department of Housing and Urban Development, on December 1, 1971 for a grant of $170,000 under Title VII of the Housing Act of 1961, as amended, to assist in the beautification and improvement of nine open-space projects; and

WHEREAS:

The City of Cambridge entered into a contract (No. B-1,071) with the United States of America, Department of Housing and Urban Development, on September 13, 1973, for a grant of $478,126 under Title VII of the Housing Act of 1961, as amended to assist in the carrying out of ten open space land projects; and

WHEREAS:

The City of Cambridge wishes to delete three of the projects from the original nine project program to be assisted by the grant under the December 1, 1971 contract (No. UBI-MA-01-06-1002 G); and

WHEREAS the City of Cambridge wishes to delete three projects, to reduce the budgets for two projects and to increase the budget for one project in the original ten project program to be assisted by the grant under the September 13, 1973 contract (No. B-1,071); and

WHEREAS

It is estimated that the total cost of the revised program to be assisted by the grant under the December 1, 1971 contract (No. UBI-MA-01-06-1002 G) will be approximately $220,000; and

WHEREAS:

It is estimated that the total cost of the revised program to be assisted by the grant under the September 13, 1973 contract (No. B-1,071) will be approximately $650,000;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMBRIDGE:

1. that the City Manager is hereby authorized to execute an amendment to the December 1, 1971 contract (No. UBI-MA-01-06-1002 G) between the City of Cambridge and the United States of America Department of Housing and Urban Development by reducing the scope of the program and the budget estimates as described above; and

2. that the City Manager is hereby authorized to execute an amendment to the September 13, 1973 contract (No. B-1,071) between the City of Cambridge and the United States of America Department of Housing and Urban Development, by revising the scope of the program and the budget estimates as described above.

In City Council Feb. 11, 1974
Adopted by yea and nay Vote
Yeas 9 Nays 0 Absent 0
City Clerk
CITY CLERK

January 15, 1974

Mr. M. Daniel Richardson, Jr., Director
Area Office
U.S. Department of Housing and Urban Development
15 New Chardon Street
Boston, MA 02114

Attention: Mrs. Sammye Greene

Subject: UB-1002

Dear Mr. Richardson:

As part of the City of Cambridge's current efforts to close out our 1971 Urban Beautification Program (UB-1002), I am writing to bring you up to date on the final content of the program. The final, amended, version of our application, on the basis of which we signed a contract with the federal government, provided for a total project cost of $386,700 and a grant amount of $170,000. The projects included in that original scope of work were as follows:

St. Peter's Field	45,000
Glacken Field	50,000
Sancta Maria Playground	40,000
Cogswell Totlot	25,000
Donnelly Field	70,000
Surplus NASA Land	40,000
Street Trees	5,000
Jefferson Park	70,000
Roosevelt Towers	30,000
Design Services	13,700

As explained below, three of the projects originally scheduled for the 1971 Urban Beautification program were never executed. These projects were: St. Peter's Field, Glacken Field, and Sancta Maria Playground.

St. Peter's Field

St. Peter's Field is situated on the edge of what was formerly the Cambridge City Dump. The Dump has been closed to virtually all waste disposal in recent years, and the City has been working with various citizen groups and professional consultants to determine the best possible use for the site. Throughout 1971 the option of developing a substantial portion of the Dump site into a recreational facility attracted increasingly favorable attention. This option was further strengthened when the Dump site area was designated as one of a number of alternative acceptable sites by the Metropolitan District Commission for the new North Cambridge indoor skating rink. At least one of these alternatives involved the use of a portion, and the reorientation of the remainder, of St. Peter's Field. The final decision on the location of the MDC skating rink and the optimal use for the Dump site were not made until 1973.

Therefore, the decision to postpone work at St. Peter's Field was necessitated 1) because of the possible construction of the MDC skating rink on a portion of that site, and 2) because of the importance of coordinating any renovation of St. Peter's Field with the development of recreational facilities on the abutting Dump site. St. Peter's Field, as well as being a neighborhood playground, has always been used extensively for the City Softball League games. If the Dump were developed with adequate facilities to accomodate the City's Softball League games, the community might feel that they would need something instead of a regulation size softball field on St. Peter's Field.

Glacken Field

Plans for renovations at Glacken Field were developed at a series of neighborhood meetings during 1971. In the final stages of this planning process a series of disagreements arose as to the details of some of the design features. These disagreements resulted in delays in the bidding and contract award for Glacken Field. Consequently, we did not meet the December 31, 1971 deadline for the award of the contract and the project has to be dropped from the 1971 Urban Beaufification program. Renovation work at Glacken Field was included in the work program for the 1973 Open Space Land program in Cambridge and will be completed during the summer of 1974.

Sancta Maria Playground

For several years the City has discussed, with the residents of Cambridge Highlands, the possible development of a parcel of land behind the Sancta Maria Hospital as a neighborhood playground. The parcel is the only City owned open space in that neighborhood, however, everyone has recognized that there are many problems associated with its development as a playground. The site lies directly behind Sancta Maria hospital where a playground might disturb the patients. Further, the only City owned access to the site is an easement through the Hospital's driveway and parking lot where children, travelling to and from the playground, would be in danger of injury from cars, ambulances and other service vehicles. Despite these difficulties neighborhood opinion was, at the time of the preparation of

the application for the 1971 Urban Beautification grant in Cambridge, in favor of the development of a playground on this site.

By the time the grant had been awarded and the City staff was ready to hold neighborhood planning meetings, neighborhood opinion had changed. The residents wanted to postpone the development of a neighborhood playground until a more suitable site could be located, acquired and developed. At the request of the neighborhood residents the development of the Sancta Maria playground was deleted from the 1971 Urban Beautification program in Cambridge.

Conclusion

No projects were added to the original 1971 Urban Beautification Program. None of the projects deleted were in a Model Cities or Community Action Program Area. The resulting scope of work which was completed under the 1971 Urban Beautification Program in Cambridge was as follows:

Cogswell Totlot	25,106.00
Donnelly Field	72,629.00
Surplus NASA land	6,877.81
Street Trees	5,325.00
Jefferson Park	46,471.50
Roosevelt Towers	28,900.00
Design Services	16,211.25

Sincerely,

Richard A. Lockhart

August 30, 1973

Mr. M. Daniel Richardson, Jr.
Director, Area Office
Dept. of Housing & Urban Development
Bulfinch Building
15 New Chardon Street
Boston, Massachusetts

Re: City of Cambridge 1973 Open Space Program

Dear Mr. Richardson:

I am writing to inform you of changes in the number and size of projects that the City of Cambridge wishes to make in its 1973 Open Space program. With one exception, these changes all have to do with reductions in cost, and are based in part on the City's need to reduce its cash flow over the next 18 months.

Except for one playground withdrawn from the program at the request of the neighborhood, none of the originally scheduled neighborhood playground work is affected by these changes. Two of the five business districts, originally scheduled for improvement have been withdrawn, and of the three remaining the two largest have been reduced in scope of work. The business district located in the Model Cities neighborhood, the City's principal low-income area, is not affected by the changes. The changes are as follows:

1. Remove from the program Lechmere Square, Central Square Phase I, and Sancta Maria. Lechmere Square is in a state of flux with further changes pending in the Middlesex County complex and with the possibility of a joint fire station, parking garage and office/retail development taking place in the near future. It might be well to wait until these major issues are resolved before undertaking substantial streetscape improvements in the area.

   A portion of Central Square was improved under Urban Beautification a few years ago and further streetscape improvements have been made since in connection with private development in the Square.

It is felt that Central Square is not one of the higher priorities at the moment among business district improvements in Cambridge.

The neighborhood that was to be served by playground improvements on the vacant site behind Sancta Maria Hospital has had second thoughts about this project. The difficulty of access to this site and the possibility of another site in the neighborhood becoming available for playground use has resulted in a general desire to postpone commitments on improvements until after further study.

With respect to project selection criteria ratings, there should be no change since Lechmere Square and Central Square are business district areas . This would have no effect on low-and moderate-income families and the Sancta Maria site was to serve an insignificant number of low-and moderate-income families.

2. Reduce the scope of work at Inman Square and at Porter Square. By cutting back from $150,000 to $100,000 at Inman Square and from $100,000 to $50,000 at Porter Square in total project costs, it is felt that significant cost savings can be made at the same time that sufficient funds remain to allow visible and significant improvements to these business districts.

   Again, since these are business districts, the effect upon the original selection criteria ratings should be negligible.

3. Increase the funds available for Phase II of Cambridge Common improvements from $200,000 to $250,000. The original expectation of funding for improvements within the Cambridge Common Historic District was $200,000 under each of the 1972, 1973 and 1974 Open Space Years. The total of $600,000 was the minimum required to restore this area to its appropriate position as a major and historic public open space serving the entire City. With the freeze on 1974 Open Space funds reducing the expected Federal assistance by 1/3, it was felt necessary to supplement where possible the funds already committed and at the same time reduce the scope of work to be funded under the 1972 and 1973 Open Space Programs.

The enclosed table outlines the 1973 Open Space Program changes proposed by the City of Cambridge. We believe that these changes will not penalize those areas of the City and those sites most in need of attention, particularly since the number of low and moderate-income families to be served will not be affected to any degree. We trust that you will agree with us.

The City's matching share of the cost of the revised program is committed in the Capital Budget.

Very truly yours,

John H. Corcoran
City Manager

JHC:jw
c.c. Philip Rosenberg, HUD Area Representative
Enclosure

PROPOSED 1973 OPEN SPACE PROGRAM CHANGES

City of Cambridge

	Total Project Cost	
	Original	Revised
Model Cities Area		
Norfolk Street Playground	$110,000	$110,000
Lafayette Square	55,000	55,000
Donnelly Field	35,000	35,000
Glacken Field	50,001	50,001
Sancta Maria	50,001	0
Business Districts		
Inman Square	150,000	100,000
Lechmere Square	150,000	0
Porter Square	100,000	50,000
Central Square Phase I	50,001	0
Cambridge Common Phase II	200,000	250,000
	$950,003	$650,001

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager
JAMES L. FARRELL
Assistant City Manager

(14)

February 1, 1974

The Honorable, the City Council
City Hall
Cambridge, Massachusetts 02139

Dear Councillors:

The Department of Housing & Urban Development requires City Council concurrence with the Urban Beautification and Open Space program changes outlined below, because in each case a reduction in budget is involved.

These changes involve two programs: the 1971 Urban Beautification Program, which has been completed, and the 1973 Open Space Program, which is currently in progress. The accompanying letters describe the changes in detail.

As the letter regarding the 1971 Urban Beautification Program explains, three projects were dropped from the original list for that year: 1) St. Peter's Field because of related improvements pending that would affect the use of the Field; 2) Sancta Maria Playground, because of a change of thinking on the part of the affected neighborhood; and 3) Glacken Field, because of last-minute difficulties in resolving some technical problems, which caused the project to miss the HUD deadline for contract award. The Glacken Field project was subsequently put into the 1973 Open Space Program, and will be completed this summer.

The changes in the 1973 Open Space Program were required principally by the City's need to reduce its cash outflow during this budget period below that originally contemplated. As you may recall, the City pays the full costs of Open Space projects and is later reimbursed by HUD for the Federal Government's 50% share. I had to cut, therefore, $300,000 from the total amount budgeted for 1973. At the same time, I found it necessary to add $50,000 to the amount allocated for the Cambridge Common project. This project was intended originally to be funded out of the 1972, 1973 and 1974 Open Space budgets, and plans were initiated accordingly. However, the Federal Government's decision to cancel the 1974 Open Space program, reduced the Cambridge Common budget to two-thirds of its original amount of $600,000.

As the accompanying letter on the 1973 Open Space program describes, the cutbacks in that program consist of removing three projects and reducing the budgets of two projects. In keeping with the Open Space Program objective of improving public open space in neighborhoods, particularly modest income neighborhoods, only business district projects are affected by the cutbacks, with one exception. The Sancta Maria playground site was dropped because of continuing reservations held by the affected neighborhood about that site.

The Lechmere Square, project was dropped because of pending developments along Cambridge Street that could affect streetscope improvements, and the Central Square project was dropped because recent streetscope improvements there make further work at this time a relatively low priority. The reductions in the Porter Square and Inman Square projects still allow substantial improvements in these business centers.

Attached is an appropriate resolution.

Very truly yours,

John H. Corcoran
City Manager

JHC:jw
Attachment

Agenda # 14

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Urban Beautification and Open Space Program.

2/11/74

Resolution Approved by Voice Vote

In City Council,

February 4, 1974

Copies to all Councilmen

Hearing Monday Feb 11 - 9pm

Postponed to Feb 11