

Submission of application and acceptance of grant award in the amount of;  
\$249,200 - Neighborhood facility in Model Neighborhood Area

# City of Cambridge

MASSACHUSETTS

In City Council June 5, 19 72

	YEA	NAY	ABSENT	
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham			✓	
Mr. Moncreiff	✓			
Mr. Owens	✓			
Mr. Sullivan			✓	
Mr. Vellucci	✓			
Mayor Ackermann			✓	
	6	0	3	

# City of Cambridge

## RESOLUTION RELATIVE TO

### MODEL CITIES NEIGHBORHOOD FACILITY

WHEREAS:

The City of Cambridge, acting through the Model Cities Administration, desires to apply for federal funds for a Neighborhood Facility in the Model Neighborhood Area; and

WHEREAS:

The selection of a site and design was made through intensive citizen participation for the purpose of providing a program of comprehensive health, recreational and social services for the residents of the Model Neighborhood Area; and

WHEREAS:

All necessary local share funding can be provided for through the Capital Improvement Program, Model Cities Administration, CRA, Headstart and other suitable in-kind sources

NOW THEREFORE BE IT ORDERED:

That pursuant to Chapter 43, Section 63 of the General Laws, the City Council does accept, and authorize the City Manager to take whatever action is necessary to secure from the Department of Housing and Urban Development, a grant award in the amount of \$249,200 for a total Project Development Cost of \$373,600 consistent with all appropriate state and federal laws.

In City Council June 5, 1972  
 Adopted by yea and nay Vote  
 Yeas 6 Nays 0 Absent 3  
Paul E. Healey  
 City Clerk

SUMMARY

Cambridge Model Cities

In Behalf

of the City of Cambridge

Application for

Neighborhood Facilities Grant

for the

Cambridge Model Neighborhood Area

May 1972

## CONTENTS

1. A Short Summary of the Proposed Facility: Programs, Cost, Current Status, and Map Showing the Location of the Proposed Facility
2. Minutes of CDA, Inc. Board Meeting April 19, 1972, and Model Neighborhood Meeting of April 18, 1972, in which the Proposed Draft was Approved; An Agenda of the Presentation Made to the Public Meeting of April 18 and the CDA Board Meeting of April 19

### Appendix A:

#### I. Neighborhood Involvement

A. Introduction to the Neighborhood Involvement Portion of the Application

B. Exhibit I: Leaflet Explaining the Nature of the Task Force Formed in the Summer of 1971

C. Exhibit II: Dates and Locations of Community-Wide Meetings Held by the Task Force

### Appendix B:

- I. Abstracts of Documentation Required for a Neighborhood Facilities Grant Application
- II. Neighborhood Facility Grant Program Project Cost Summary
- III. Annual Maintenance and Operating Costs of the Facility
- IV. Summary of Local Share Contributions
- V. Schematic Floor Plans and Elevations of Proposed Facility

### Appendix C:

Attendance Sheets of Neighborhood Facilities Task Force Meetings

## SUMMARY

### PROPOSED NEIGHBORHOOD FACILITY APPLICATION

In the spring of 1971, the Department of Housing and Urban Development (HUD), informed the Cambridge Model Cities Agency that funds in the Neighborhood Facilities Grant program were available and that the Agency should take advantage of the priority given to Model Cities programs in the funding of such projects. A letter of intent was written and the CDA Board authorized the preparation of an application. Following the completion of an inventory of social services and recreation activities and needs in the Model Neighborhood in June 1971, a task force composed of MNA residents and agency representatives was organized. (See Appendix A)

The Task Force worked through the summer and into the fall and held community meetings as well as meeting with possible participant agencies. The Task Force chose the proposed site and identified tenant agencies. Based on the Task Force's work, the Model Cities Planning staff, with CRA staff assistance, prepared a schematic design for the center and completed the draft application during the fall and winter months. In April, the proposal was then reviewed and approved by the MNA residents and the CDA, Inc. Board. The draft proposal includes a site, building designs, construction and operating budgets, proposed programs to operate in the facility, records of community and agency meetings, and neighborhood data.

#### Location and Cost of the Facility

The site of the proposed facility is located at the corner of Hampshire and Columbia Streets, and is approximately in the center of the Model Neighborhood (See map). The site is presently owned by the Cambridge Redevelopment Authority and is included in the Wellington-Harrington Neighborhood Improvement Area plan for re-use as community service facilities and open space. A new building has been designed specifically for the operating programs in the center. The total budgeted cost is estimated to be \$373,600. A local share of one-third, or \$124,400 is required. It will be met by Model Cities Third Year Supplementary funds, \$35,332, and expenses already incurred by Model Cities and the CRA in the preparation of schematic designs for the buildings, \$14,400. (See Appendix B, IV)

## Suggested Programs and Services for the Proposed Center

HEADSTART, INC. will operate one classroom for Headstart groups and a crafts and training center in the office space, will coordinate program activities in the center, and provide administrative support. It is proposed that the City of Cambridge will lease the center to Headstart, Inc. at a nominal fee. Comprehensive education, social, nutrition, and health services will be offered to the Headstart class. The intent of the program is to provide an enriched, pre-school educational experience for eligible children and their families. In addition, social service, nutrition and educational programs will be provided to the families of the children enrolled in the class. Parents are encouraged to participate in the planning of classroom activities, in program development and to take part in the Advisory Committee, as paid employees, volunteers and observers.

Crafts such as woodworking, photography, potting, etc., will be provided in the large room designated as office space. Headstart will provide a receptionist in the lobby who will refer potential clients to appropriate services within the center or elsewhere.

THE MODEL CITIES DAY CARE CENTER will offer an open education setting for three classrooms of 20 children each. Every class will be supervised by a teaching team of one qualified head teacher and three assistants. The space will be arranged for a variety of activities: hollow blocks, play house corner, and a rocking boat. For conceptual principles and color recognition, there will be peg boards, puzzles and sorting games, and teacher-designed activities to develop the skills of matching, etc. Tactile materials such as sand, finger paint, and water play areas will be provided for sensory experience. Music and rhythmic expressions are offered regularly to complement play activities. The need for individual attention will be met as much as possible by reading stories and by providing frequent small group trips to the library, the supermarket, drug stores, etc.

Two cooks will plan a menu, posted each week, which will offer hot nutritious food every day. Social aides will follow up on cases of illness or accident. Day Care's medical resource is the Neighborhood Family Care Center when a doctor is needed.

FLETCHER TEEN CENTER is operated by the Community Schools program, and offers a continuous program of recreation, education, and guidance during non-school hours and school vacations. The recreation program includes playing pool and ping pong, watching television, listening to music and dancing. A quiet area for reading and conversation is part of the Teen Center plan. Tutoring in school subjects is to be provided by local college volunteers in the afternoons and evenings.

Both a grantsman and a "rap" counselor will be part of the Teen Center staff. A volunteer grantsman for college counseling will be available once a week. The grantsman will be responsible for advising the parents and teenagers of educational opportunities in local colleges. The grantsman will act as a liaison between the teenagers and local colleges.

A "rap" counselor will also be available. The "rap" counselor will discuss personal problems with the members of the Center whenever they feel such discussions are necessary. The "rap" counselor will also advise the teenagers in matters of hygiene, birth control and drugs.

Periodically, teenagers, with the assistance of their counselors and parents, will sponsor fund-raising dinners and parties. The funds from these functions will be used to supplement the portion of the Teen Center budget for replacing materials and renting space in the proposed facility.

Teenager participants in the Center have formed their own regulatory committee. The committee includes a president, vice-president, secretary and treasurer. This committee participates in policy decisions, disciplinary actions and the review of staff hiring for the Center.

COMMON SPACE IN THE CENTER: The proposed facility will have a meeting room, and a combined kitchen and dining room. The meeting room will be available to all agencies for staff meetings, parent-teacher meetings, and social events. The kitchen/dining room will be used regularly during the day to prepare and serve lunches to Day Care and Headstart children. The meeting room, kitchen and dining room will

be available for use by outside groups for such times that the tenant agencies approve. The tenant agencies will also use these common rooms for evening and week-end activities, particularly fund-raising activities.

Adjacent to the Headstart and Day Care classrooms in the proposed facility is an outdoor play area. This area will be enclosed with a fence and equipped with playground apparatus designed for pre-school children. There is also additional open space on the site. It is proposed that this open space be developed as outdoor recreation space for the teenagers. The space might include a tennis court, a basketball court or a portable swimming pool. Such decisions would be made in consultation with all tenant agencies.

#### Status of the Application

The basic supporting data needed for the application has been compiled and has been reviewed and approved by the CDA, Inc. Board at its meeting of April 19, 1972 (# 110). The proposal will be forwarded to HUD after it is reviewed and if approved by the Cambridge City Council.

Although the proposal cannot be considered an official document of the City of Cambridge until approved by the City Council, HUD requested two weeks ago that two preliminary drafts be sent to them. We indicated that neighborhood and CDA Board and City Council review was not complete and therefore, the draft could not be considered official.

We were told by two different HUD people that \$282,000 was currently available and that we had an excellent chance of getting it if we complete the application soon.

Informal indications from HUD are that the draft application has received a favorable scoring and evaluation and that the proposal, if approved at all levels in Cambridge, was likely to be funded.

PUBLIC MEETING

Review of Neighborhood Facility Draft Application

Roberts Community School

April 18, 1972

AGENDA

- I. Introduction: Work Completed to Date: The Purpose of the Center:  
Mrs. Joan Cole
- II. Description of Program Activities to Take Place in the Center
  - A. Headstart--Mrs. Marguerite Sturgis, Headstart Parent Coordinator
  - B. Day Care--Mr. Lafayette Hayes, Assistant Director Model Cities Day Care Center, and Mr. Leroy Day, Chairman of Parents' Group
  - C. Fletcher Teen Center--Mr. Lawrence Parker, Center Director; Mrs. Althea Merchant, Chairwoman of Teen Center Board; and Mrs. Gail Bishop, Community Schools Staff
- III. Description of the Proposed Design of the Center: Mr. Wayne Hill, Architect
- IV. Status of the Draft Application; Possibilities of an Additional Application's Being Made; Legal Steps if the Application is Approved:  
Mr. Michael Appleby, Director of Planning, Model Cities
- V. Questions and Discussion

Proposed Neighborhood Facilities Grant Application

Preliminary Draft Summary

Appendices

APPENDIX A

## N F 116 NEIGHBORHOOD INVOLVEMENT

Introduction

Model Cities Neighborhood residents have been involved in the planning and proposed operation of the Facility from the idea's inception. A preliminary release of results of the Cambridge Model Cities Referendum 1971 as tabulated by the Cambridge Election Commission indicates that over 22% of the eligible voters of the Cambridge Model Cities Neighborhood cast a total of 1358 Referendum ballots. On the establishment of a multi-service center in the Model Cities Neighborhood, 90% voted approval.

Conversations were held with residents active in the neighborhood to see if they were interested in a Facility and to get suggestions of names of other people who might be contacted about planning the Facility. Communication was made with residents of the neighborhood by radio (WCAS), newspaper (Cambridge Chronicle), letters, leaflets, and telephone calls. Over eight hundred residents were contacted by mail and informed of the location, time and purpose of Task Force meetings. Active Task Force members gave their time to meet face to face with or telephone other community residents and communicate to them the development of planning for the Facility.

Community participation in the development of the Neighborhood Facility was primarily carried out through the development of a Task Force. Participation in this Task Force was open to all residents of the Model Cities Area. It was made up of residents attending the meetings. No permanent membership was decided upon. The Temporary Co-Chairmen volunteered their services. Their co-chairmanships were accepted by those present at the Task Force meeting of July 12.

The Task Force had the responsibility of deciding the following: if a Neighborhood Facility should be built in the community, choosing a site, designing a management system, directing the architects in the physical design, and selecting those agencies to be tenants in the Facility.

All preparatory work necessary for making these decisions was done under the direction of the Task Force.

NF 116

The Task Force meetings concerned themselves with introducing the subject to the community, discussing sites and choosing one, discussing what agencies might occupy the Facility, and discussing what kind of community involvement there should be in the center.

The process of community involvement is presented in the minutes of the Task Force meetings which are exhibited in this section. Minutes, announcements and other related information are arranged by meeting.

NATURE OF TASK FORCE

- A. The task force will be made up of community people and agency people.
- B. Task force will determine the location of the facility that will be involved and the management system.
- C. The specific goals and objectives are:
  - To build trust and understanding between citizens and local officials by providing opportunities.
    - 1. For residents of the neighborhood served to identify problems, issues, goals, priorities and possible solutions as they perceive them.
    - 2. For residents of the area to influence the decision-making process on such matters as location, services, priorities, and operation of the center while options are still open through early and continuing involvement in the planning process.
    - 3. For local government, city-wide interest groups, and program agencies to better assess and respond to the needs and preferences of the neighborhood residents.

Participating citizens will be provided with all information about all matters to be decided so they can initiate proposals and reach knowledgeable decisions. The information will be provided with sufficient time in advance of decision-making points to permit the residents a real opportunity to influence program goals and content by adequate study and review of the benefits and problems associated with any proposed action while options are still open.

## Community Wide Task Force Meetings for Neighborhood Facility

<u>Date</u>	<u>Location</u>
July 6	Harrington School
12	Model Cities Board Room
19	Harrington School
26	Model Cities Office
August 4	Tour
9	Harrington School
18	Day Care Center, 238 Columbia St.
26	CEOC Office, 781 Cambridge St.
Sept. 14	Newtowne Court

APPENDIX B

I.

DOCUMENTATION REQUIRED FOR APPLICATION  
FOR NEIGHBORHOOD FACILITIES GRANT

Abstracts of the NF Paragraphs

NF 110 Locality and Neighborhood Data

Includes description of the proposed site of the facility with maps showing the neighborhood to be served, locations of all existing public and private facilities with service programs for the neighborhood to be served. Maps are also included which show locations of special target areas such as concentrated employment programs, neighborhood services and health projects.

NF 111 Information on size of the target area, total number of residents (percentage of white, negro, and minorites), total number of families, percent of families with incomes less than \$3000, percent of families with incomes of \$3000 to \$5000, median income of families. All information is required to be based upon the 1960 census and updated with the 1970 census reports.

NF 115 Planning Coordination

Statement of the relationship of the facility to any existing or planned urban renewal, model cities code enforcement, or highway construction, and how these projects will change the character of the service area.

NF 116 Neighborhood Involvement

Statement describing the involvement of service area residents in the planning and proposed operation of the facility.

**NF 117 Neighborhood Employment**

Statement describing efforts which have been made to create employment opportunities in connection with the development, construction and operation of the facility for neighborhood residents.

**NF 118** A statement by the head of the City Demonstration Agency giving evidence of participation in planning the project by the CDA and its citizen participation structure.

**NF 120- Description of the Facility**

**122** Description of and costs relating to the proposed physical plant and relating site development including:

- preliminary plans
- outline specifications
- development costs
- general cost statistics
- construction time schedule

**NF 123 Permitted Uses**

Brief description and statement covering all types of activities or services which may be expected to take place in the facility even though particular activities may not start immediately upon operation of the facility. The services and activities slated for residency in the proposed facility are; day care, head start, teen center with space available remaining for other unspecified to date services.

**NF 125** Statement describing which public and private agencies have been involved in the planning of the facility and how they have been involved.

## NF 126 Program Coordination

Statement indicating what structure will be provided  
1) to coordinate and relate services within the facility  
and 2) to act as a liaison between the facility and other  
service facilities in the community.

Also included is a statement describing:

Coordination of the services to be provided in the facility  
and how the benefits of various services will be tied  
together as they affect a single individual or family  
which will also describe the coordination of the facility with  
other service facilities in the neighborhood and the  
community.

## NF 127 Administrative Services

Statement indicating the preliminary plans for the admin-  
istrative services proposed for the facility. In addition,  
the basic administrative structure of the facility will be  
described.

## NF 130 Land Acquisition

Statement indicating the basis of estimated acquisition cost  
and source of estimated payment; for acquisition of the  
Blouin site is subject to appraisal by the Cambridge  
Redevelopment Authority and will count toward the local  
share.

NF 131 General site location description and site plan with a  
legal description of the land.NF 150 Form HUD 6181, Project Development Budget and Calculation  
of the Federal Grant and Local Share.

- NF 151 **Proposals for Financing Project**  
Statement indicating the methods by which the applicant proposes to meet its share of the total cost of the development of the facility and the amount of each method. Requirements are that the local share be equal to  $\frac{1}{4}$  the Total Development Budget.
- NF 152 **Financing Operations**  
Statement of the method by which the applicant or participating agencies expect to finance the operation of the facility, including administrative services and its service programs with specific indications of proposals for fees, rents or other revenue producing charges.
- NF 160 **Resolution of Applicant**  
Statement regarding compliance with the Department's Land Acquisition Policy.
- NF 162 **Opinion of Legal Council**
- NF 163 **A resolution of intent from the public agency (CRA) which is donating the land with an opinion of counsel as to the validity of the action.**
- NF 164 **Form HUD 6188a, an agreement proposed to be entered into between the public body applicant and the participating nonprofit organization.**

Neighborhood Facility Project Development Cost

II.

	<u>Local Share</u>	<u>Federal Share</u>	<u>Local + Federal Share</u>
1.0 <u>Acquisition and Preparation</u>			
1.1 Land Purchase *1		16,000	16,000
1.2 Site Clearance *2			
1.3 Building Purchase			
1.4 Site Surveys and Testing	2,000		2,000
1.5 Site Preparation	<u>1,000</u>		<u>1,000</u>
	3,000		19,000T
2.0 <u>Structural</u>			
2.1 Foundation & Structural Frame *3		43,400	43,400
2.2 Roof Reinforcement		6,000	<u>6,000</u>
			49,400T
3.0 <u>Mechanicals</u>			
3.1 Plumbing System *4	3,000	22,000	25,000
3.2 Heating/A.C.		68,000	<u>68,000</u>
	<u>3,000</u>		93,000T
4.0 <u>Architectural</u>			
4.1 Exterior/Interior Building Package *5			73,000
4.2 Built-in Equipment			<u>2,000</u>
			75,000T
5.0 <u>Electrical</u>			
5.1 Electrical Package	1,500	8,000	9,500T
6.0 <u>Site Improvements</u>			
6.1 Parking	2,000		2,000
6.2 Playground	500		500
6.3 Landscaping	<u>1,000</u>		<u>1,000</u>
	3,500		3,500T
7.0 <u>General Contractor's Fee and Overhead *6</u>			53,700
SUBTOTAL			53,700
8.0 <u>Fees and Miscellaneous</u>			
8.1 Architectural Fees *7			26,200
8.2 Legal and Administrative			<u>3,000</u>
SUBTOTAL			29,400

## Neighborhood Facility Project Development Cost

<u>Total Summary</u>	<u>Local Share</u>	<u>Federal Share</u>	<u>Local + Federal Share</u>
Acquisition and Preparation			19,000
Structural			43,400
Mechanicals			93,000
Architectural			75,000
Electrical			9,500
Site Improvements			3,500
General Contractor's Fee			53,700
Fees and Miscellaneous			29,200
TOTAL	110,700	221,600	332,300
Contingency (10%) (Items 1.4 through 1.8)	10,400	20,900	31,300
Resident Inspection Fee *8	3,300	6,700	10,000
Total Project Development Cost	124,400	249,200	373,600

## PROJECT COST SUMMARY

### FOOTNOTES:

1. The land purchase price has been established by the Cambridge Redevelopment Authority. This minimum disposal price proposed to be charged by the Authority represents the fair value for the designated site for usage for public and non-profit institutional uses under Chapter 1, Section 1, paragraph 4 (b) of the Land Marketing and Redevelopment section of the Urban Renewal Handbook.
2. Demolition of the building on the Blouin site was performed by the Cambridge Redevelopment Authority, with all incurred expenses of demolition being that of the CRA. Since federal funds were used, the demolition cannot count toward the local share, according to HUD guidelines.
3. Source: Thomas Rona, Structural Engineer, Boston MA.
4. Source: Carmen Agustino of Fitzmeyer and Tocci, Consulting Engineers, Melrose MA.
5. Source: Means, Building Construction Cost Data, 1971.
6. General Contractor's Fee and Overhead based on 23% of combined entries 1.4, 1.5, 2.0 through 6.0.
7. Architectural Fees are based on the building being classified as Class IV in accordance to the Massachusetts Schedule of Compensation, Massachusetts State Association of Architects. The fee represents 9.2% of entries 2.0 through 7.0.
8. Resident Construction Inspection rate is based on full-time salary of the inspector for a projected period of building completion of six months. Fees include 8% figure in accord with Chapter 7, Article 50.

## ANNUAL MAINTENANCE &amp; OPERATING BUDGET

1)	Custodian/Man. man		
	Full time: \$125/wk. x 52 wks.		\$6,500
	Fringe benefits @ 15%		<u>975</u>
	Total		\$7,475
2)	Maintenance & Replacement cost of air conditioning unit \$10,000 x 10%		1,000
3)	Maintenance & Replacement cost of heating unit \$3,000 x 10%		300
4)	Maintenance & Supplies Mens and Ladies rooms @ \$100/mo. x 12 mos. (paper towels, soap, & toilet paper)		1,200
	Lights, floor wax, window cleaner, paint, and other maintenance supplies @\$100/mo. x 12 mos.		1,200
5)	Equipment (Note: one year asst. only - Divide over 20 yr. period)		
	1 Buffer	\$200	
	1 Vacuum	150	
	Small tools	<u>250</u>	
		\$600	30
6)	Insurance		
	Liability	\$500,000	560
	Fire	300,000	400
7)	Heat: Seven day operation		1,250
8)	Electricity (includes air conditioning) \$200/mo. x 12 mos.		2,400
9)	Management Fee 10% at annual rent		1,582
10)	Cost of repainting building trim every five years \$1,000 ÷ 5		<u>200</u>
	GRAND TOTAL		\$17,597

Summary of Local Share Contribution

IV

Required Local Share: \$124,400

I. Non-cash Contributions

1. Site survey and testing	2,000
2. Site preparation	1,000
3. Plumbing hook-up	3,000
4. Electrical hook-up	1,500
5. Site improvements	<u>3,500</u>

SUBTOTAL 11,000

II. Cash Contributions

1. Model Cities Funds	
Budgeted N.F. Local Share	35,400
2. Model Cities Funds (Architectural)	10,000
3. Headstart Contribution	<u>1,000</u>

SUBTOTAL 46,400

III.. Expended Cash Contributions

1. Eligible Staff Expenses (Model Cities)	
a. Design Staff	12,800
b. Consultants	<u>1,600</u>

SUBTOTAL 14,400

IV. Related On-Site Expenditures

1. City Bidding Documents ( attachment)	20,480
2. Traffic Signals ( $\frac{1}{4}$ of system)*	<u>7,500</u>

SUBTOTAL 27,980

Required Local Share: \$124,400

124,400

-11,000 non-cash contribution

-46,400 cash contribution

67,000 balance

67,000

-14,400 expended cash

-27,980 related on-site expenditures

24,620

Cash contribution of local share remaining=\$24,600

Bidding Document Fee Calculation\*

Total Construction Cost Summary

1.4	Site Surveys and Testing	2,000
1.5	Site Preparation	1,000
2.1	Foundation and Structural Frame	43,400
2.2	Roof Reinforcement	6,000
3.1	Plumbing System	2,500
3.2	Heating/air conditioning	6,800
4.1	Exterior/Interior Building Package	73,000
4.2	Built-in Equipment	2,000
5.1	Electincal Package	9,500
6.1	Parking	2,000
6.2	Playground	500
6.3	Landscaping	1,000
	TOTAL	233,400

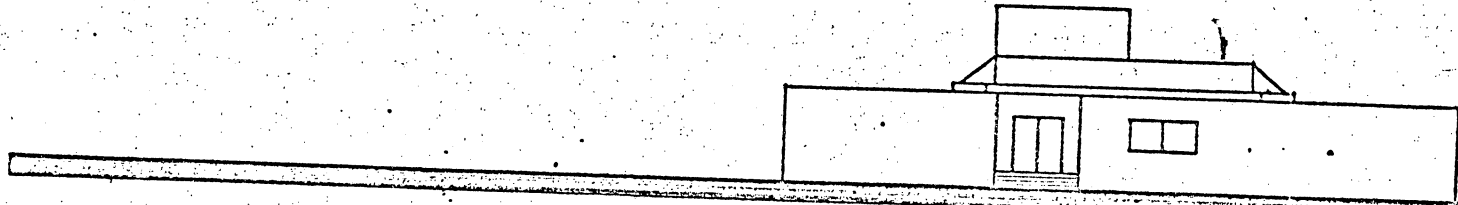
20% of construction cost (.2 x 233,400) = 46,680

46,680

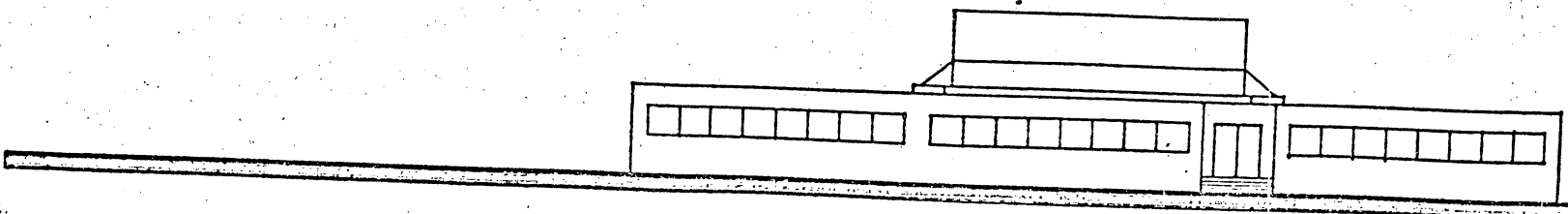
-26,200 architectural fees

20,480

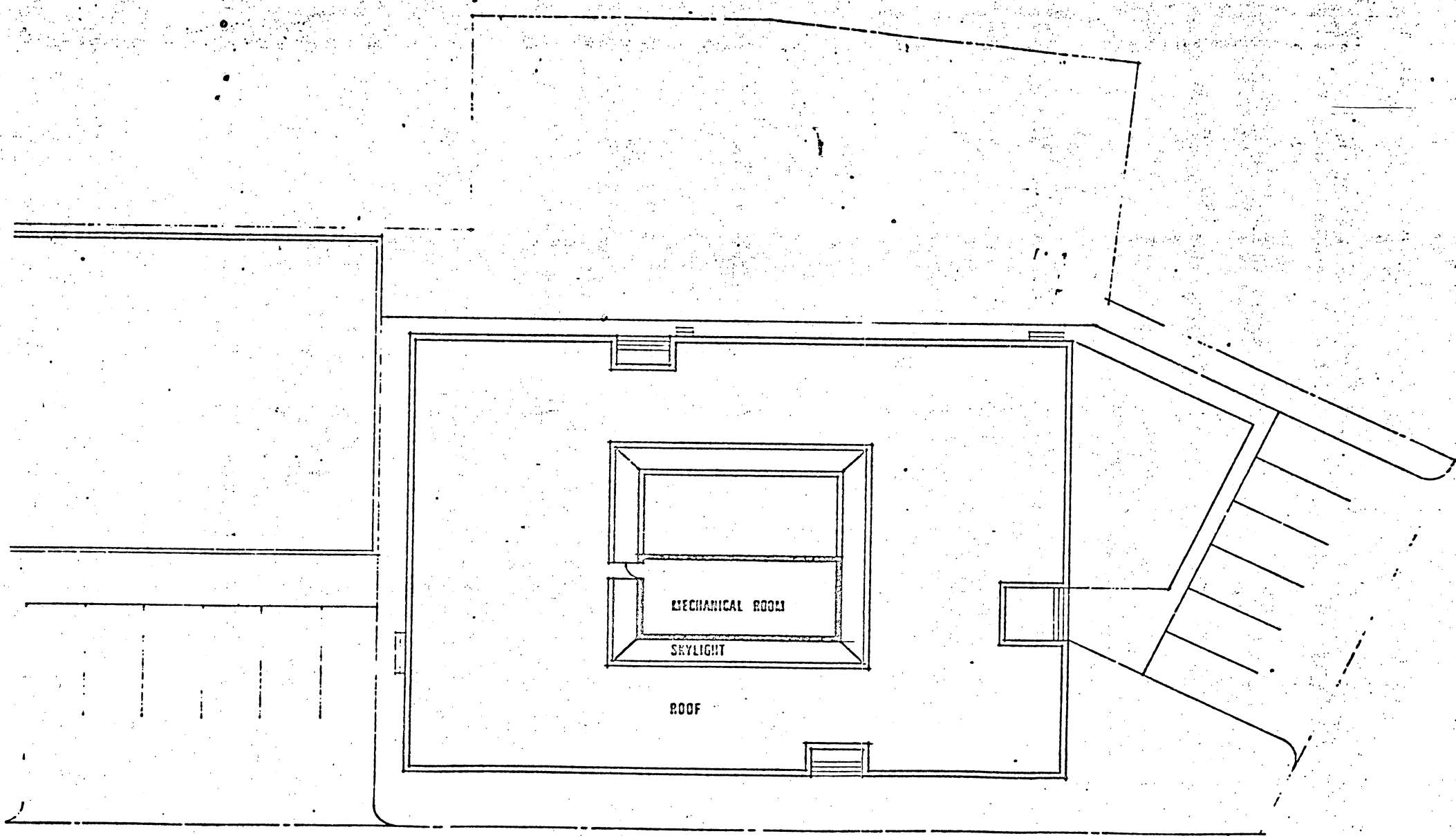
\*City Bidding Documents are required by the City of Cambridge for the bidding process involved in the securing of a general contractor. The documents comply with a standard format and will be prepared and executed by City officials. This figure is based upon 20% of Total Construction Cost less the architectural fees. The fee would include additional supervision by City officials.



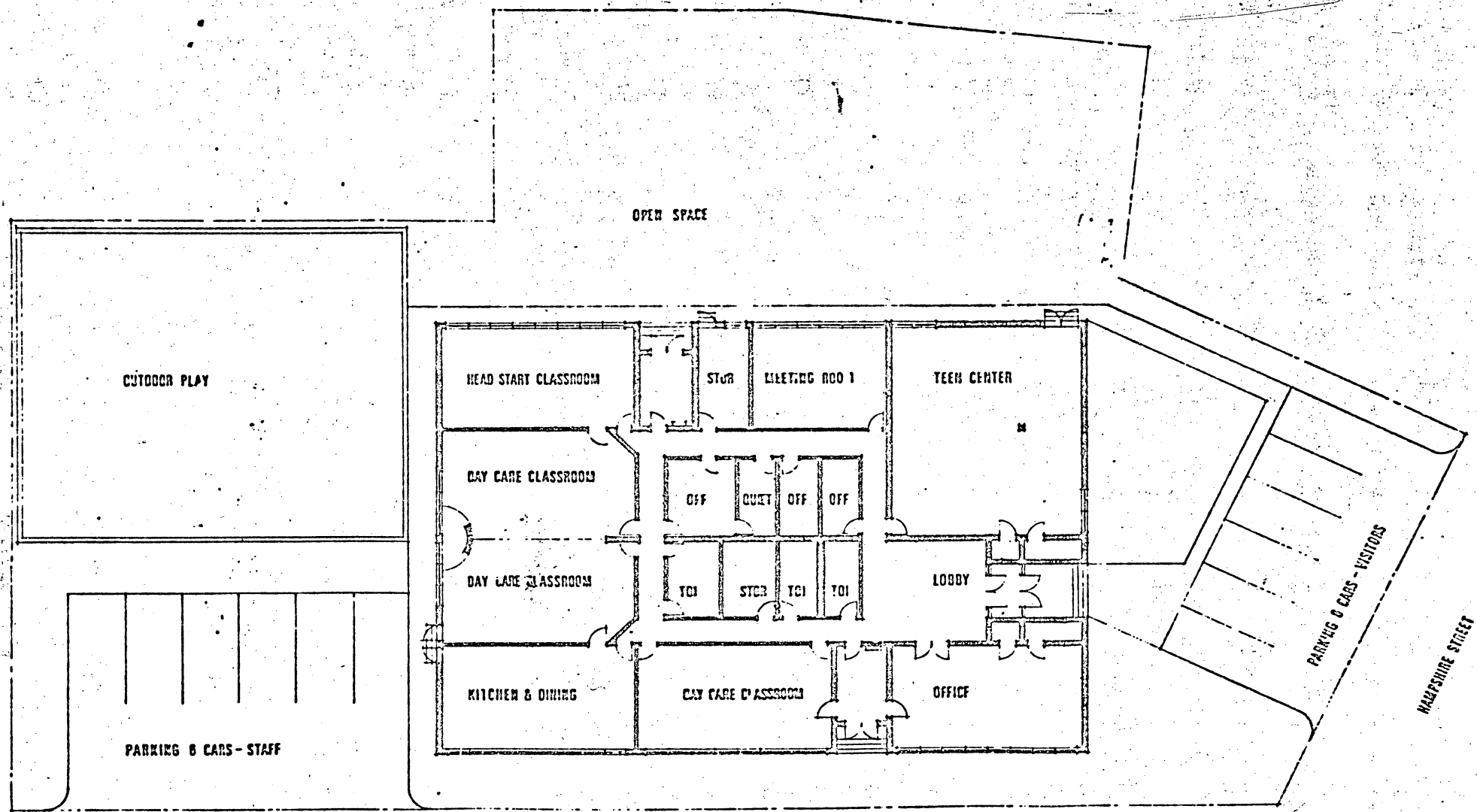
NORTH ELEVATION



EAST ELEVATION



2nd FLOOR PLAN

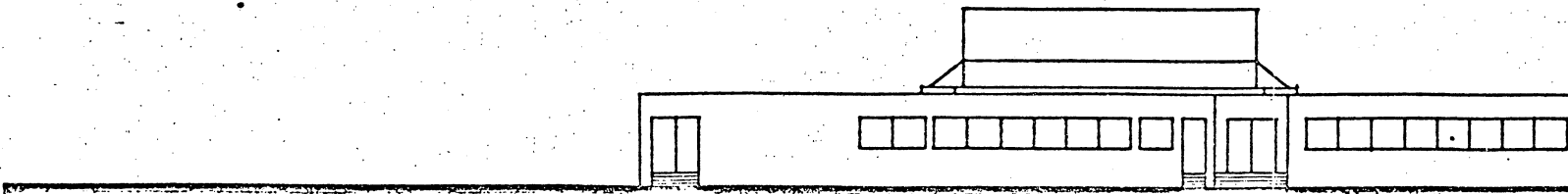


COLUMBIA STREET

1st FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION

Appendix C  
Attendance Sheets

Neighborhood Facilities Task Force  
Meetings

## Neighborhood Facilities Introductory Meeting I

## Citizens Present at Meeting 7/6/71

<u>Name</u>	<u>Agency</u>	<u>Address</u>
Zelia Valenti	Foreign Language Referral Service	Cambridge Street
Sophie Laschewitz	Senior Citizen	Marion Street
Aurelio Torress	Donnelly Field Planning Team	Seckel Street
Bob Perry	Cambridge Redevelopment Authority	Plymouth Street
Joan Messina	Xploration Xplosion Center	Berkshire Street
Daniel Galvin	Area 3 Resident	Plymouth Street
John Moura	Xploration Xplosion Center	Cambridge Street
Van Spanos	Cambridge Redevelopment Authority	Cambridge Street
Judy Lamb	Foreign Language Referral Service	Cambridge Street
Sr. Mary Griffin	Croagh Patrick Center	York Street
John Minavich	Cambridge Economic Opportunity Committee	Portland Street
Joan Cole	Area 3 Planning Team	Willow Street

Area 3 Planning Team

**Neighborhood Facilities Introductory Meeting II****AGENDA- July 12, 1971 (Model Cities Board Room)**

**Attending meeting:** Lewis Johnson, resident - Sister Mary Griffin, Croagh Patrick Church - Mr. Zaki, Director of Alliance - Howard Hughes, Director of Roberts Community School - Mike Appleby, Director of Comprehensive Planning Cambridge Model Cities Design Team

The meeting was called by Mike Appleby to familiarize residents of Area 4 with the proposal to apply for HUD funds to build a multi-service center in the Model Neighborhood area. Because of the limited turnout the discussion center around what is required to bring people out to meetings and how to involve citizens in the planning process.

It was explained that the proposed facility would be a response to the total needs of the community. Those at the meeting felt the proposed facility would be useful in solving many of the physical needs of agencies. There was an expression of doubt as to the need for creating new structures without first securing financial security for all community agencies. Others felt the proposed facility might be a mechanism for bringing residents of Area 3 and 4 together. The consensus was the efforts to receive funding for the proposed facility should continue.

Jerry Billes

## Neighborhood Task Force Meeting I

7/19/71

## Citizens Attending Meeting

<u>Name</u>	<u>Agency</u>	<u>Address</u>
Mary Malvesti		Willow Street
Gene Harris	Cambridge Redevelopment Authority	Cambridge Street
Bob Perry	Cambridge Redevelopment Authority	Plymouth Street
Donna Fama	Cambridge Redevelopment Authority/Just-A-Start	Plymouth Street
Robert W. Bright	Wellington-Harrington Citizens Committee	Cambridge Street
John A. Kallan		Columbia Street
Helen M. Kallan		Columbia Street
Nellie Lenkowskas		Columbia Street
Sophie Laschewictz	Margaret Fuller House	
Simeone Malorzo		Marcella Street
Marini Hoche		Berkshire Street
Matthew F. Dooling		Marion Street
Joseph Mederios		Webster Avenue
Zelia Valenti	Cambridge Economic Opportunity Committee	Cambridge Street
Aurelio Torres	Donnelly Field Planning Team	Seckel Street
Fernando Lopes	Cambridge Organization for Portuguese Americans	Seckel Street
Margaret Serpa	Filhos de Portugal	Cambridge Street
Judith Lamb	Foreign Language Referral Service	Cambridge Street
Joan Messina	Xploration Xplosion Center	Berkshire Street
Van Spanos	Cambridge Redevelopment Authority	Cambridge Street
Dennis McFarland		Windsor Street
Michael Roche	Roosevelt Towers Tenant Senate	Cambridge Street

<u>Name</u>	<u>Agency</u>	<u>Address</u>
John Minavich	Cambridge Economic Opportunity Committee	Portland Street
Eva Stankunas		Lincoln Street
Janet Rose		Pine Street
Sr. Mary Griffin	Croagh Patrick Center	York Street
Gail Bishop		Washington Street
Lafayette Hayes	Model Cities Day Care	Columbia
Nancy Lukasunas		Lincoln Street
Peter Panchy	Harrington Community School	Cambridge Street
Joan Cole	Area 3 Planning Team	Willow Street
Ruth Malenka	Cambridge Community Services	

Pauline D'Allessandro

that photographs of Task Force activities should be included in newspaper publicity releases about the proposed Facility. It was agreed to use these suggestions to try to increase attendance at Task Force meetings.

Tours of the proposed sites were scheduled for Wednesday August 4 in the morning and evening. The next regular meeting of the Task Force was scheduled for Monday August 9 at 7:30 p. m. at the Harrington School.

The meeting ended at 10:00 p. m.

Attendance at Meeting

<u>Name</u>	<u>Agency</u>
Joan Cole	Area 3 Planning Team
Joan Messina	XPloration XPlosion
Margaret M. Murphy	Director Elderly Drop-In Centers
Van Spanos	CRA
Howard Hughes	Roberts Community School
Judy Lamb	Foreign Language Referral Service
Lisa Pershouse	Central School
Mike Appleby	Model Cities Planning Staff
Wayne Hill	Design Team
Gerald Billes	Design Team
Quaco Clutterbuck	Design Team
Glenda Skiffer	Design Team
Doug Stone	CRA

Neighborhood Facilities Task Force Meeting II  
7/26/71

Glenda Skiffer

**Neighborhood Facilities Task Force Site Tour****August 4, 1971****Participants:**

Julie Haddad  
Bonnie Lawrence  
Bob Perry  
Mrs. Helen Kallan  
Doug Stone  
Mike Appleby  
Design Team

**Summary of Discussion During Tour:****Langley Building**

The building was put up in the thirties and is sound for rehab. The problems with this site are that the existing agencies would have to move out, and building additional space would be expensive. It was brought out that at least half of the Parents Advisory Board of the Langley Building are opposed to using the site for the Multi-Service Center. The site would be difficult to rehab because of the problems of scheduling demolition around agencies using the building and the re-location of tenants.

**Blouin Building**

CRA is planning to demolish the building in one month. In using this building for the Facility, no one would be disturbed and the neighborhood would be upgraded by building on the site.

**Sullivan Post**

The City owns this building. It would take \$160,000 to get the building in shape and another \$200,000 to alter the space in the building.

**Cal Club**

This building is privately owned and is priced at between \$70,000 and \$75,000. This is a prime site for a recreation area. The space is useless for a Facility without the land next to the building. Polaroid owns this land and has indicated a willingness to negotiate its sale.

Photographs were taken during the tour.

Glenda Skiffer

**Neighborhood Facilities Task Force Meeting III**

**Attendance Sheet:**

**Julie Haddad, Model Cities Day Care Center**

**Bob Perry, XPloration XPlosion Center**

**Ron Cohen, Cambridge Civic Association**

**Van Spanos, CRA**

**Joan Cole, Area 3 Planning Team**

**Joan Messina, XPloration XPlosion**

**Kay Frazier, resident**

**Bonny Laurence, resident**

**Miss Hermia Unteberger, Mental Health Center**

**Mary Scanlan, Cambridge Guidance Center**

**Hellen Kellan, resident**

**Peggy Faull, Neighborhood Family Care Center**

**Design Team:**

**Mike Appleby**

**Gerald Billes**

**Quaco Clutterbuck**

**Wayne Hill**

**Doug Stone**

**Wayne Hill**

Neighborhood Task Force Meeting IV

8/18/71

Day Care Center

Attendance Sheet:

Name

Agency

Helen McCarthy

Union St. Association

Bunny Lawrence

Wellmet

Joan Cole

Area 3 Planning Team

Joan Messina

XPloration XPlosion

Michael Appleby

Model Cities

Gene Harris

CRA

Judy Lamb

FLRS

Cornelius McLaughlin

Union St. Association

Domenic Calella

"

Bill O'Leary

"

Dorothy O'Leary

"

Bob Perry

Xploration Xplosion

Donna Fama

Just-a-Start Corp.

Matthew Dooling

21 Marion St.

Eva Stankunas

65 Lincoln St.

Herman Melo

Donnelly Field Planning Team

Aurelio Torres

Donnelly Field Planning Team

Ronald Cohen

Cambridge Civic Association

Lafayette Hayes

Model Cities Day Care Center

Design Team:

Gerald Billes

Wayne Hill

Glenda Skiffer

S. R. Greenfield

Glenda Skiffer

were right, they would consider moving into the Facility.

Attendance Sheet:

<u>Name</u>	<u>Agency</u>
Ronald Cohen	Cambridge Civic Association
Pauline Franco	Model Cities Day Care
Van Lanckton	Camb/Som Legal Services
Fernando Lopes	COPA
Hermina Unterberger	Cambridge Mental Health Assoc.
Cornelius McLaughlin	Union St. Association
Bob Perry	XPloration XPlosion Center
Joan Cole	Task Force Co-Chairman
Joan Messina	Task Force Co-Chairman
Glenda Skiffer	Model Cities Design Team

Neighborhood Facilities Task Force Meeting V

8/26/71

## Neighborhood Facilities Task Force Meeting V

8/26/71

## List of Agencies Contacted to Attend

<u>Name</u>	<u>Agency</u>
Gail Bishop	NAACP
Ronald Cohen	Cambridge Civic Association
Tina DiCicco	Alcoholic Drop-in Center
Sister Mary Griffin	Croagh Patrick Center
Julie Haddad	Day Care Center
Lafayette Hayes	Day Care Center
Van Lanckton	Community Guidance Center
Howard Hughes	Roberts Community School
Bunny Lawrence	Wellmet
Fernando Lopes	COPA
Ruth Malenka	Welfare
Dr. Al Martin	Cambridge Hospital
Dorothy Meyer	Model Cities
Margaret Murphy	Director Elderly Services
Mary Scanlan	Cambridge Guidance Center
Margaret Serpa	Filhos de Portugal
Van Spanos	CRA
Jerry Sutherland	Catholic Charities
Hermina Unterberger	Cambridge Mental Health
Aurelio Torres	Donnelly Field Planning Team
Natalie Woodward	Spanish Council
Claire Mason	Head Start

Glenda Skiffer

**Neighborhood Facilities Task Force Meeting VI****9/14/71****Newtowne Court Basement**

The community facilities meeting got underway at 7:30 p.m.

Those in attendance were:

Helen Marchant

Lorraine Williams

George Gaspa

Bill Wood

Jackie Carroll

Mike Appleby

Members of the Design Team

Katherine Tepper

Pearl Axtman

Cornelius McLaughlin

Joan Messina

Joan Cole

The subject of how the neighborhood might participate in the operation of the center was introduced. The composition of a neighborhood board was discussed. The question of incorporating a board was raised. The discussion then turned to questions of use of the site, affected agencies and current Task Force participation.

Jackie Carroll: Talked about the lack of participation in Area 4 and expressed the wish to talk to interested and affected people.

Bill Wood: Described the Teen Center now present in the Blouin Building and asked where these people would go if this truly is the site for the Neighborhood Facility. Was concerned that the Facility would disrupt the Teen Center for at least 2 to 2 1/2 years until built.

Mike Appleby: It would not be that long; simply the time it takes for construction, six to ten months. The Teen Center could be in operation up till the very moment of building.

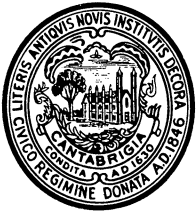
Bill Wood: We were thinking of the Teen Center which is now a social center to move to another part of the Blouin Building, and

**Board Members present:** Collins, Crimmins, Faull, Fraumeni,  
Gardner, Gaspa, Graham, Holmes,  
LeBlanc, McCarthy, Meehan, Melo,  
Minavich, O'Keefe, Rose, and Stankunas

**Staff present:** Michael Appleby, Wayne Hill, Douglas  
Stone, and Glenda Skiffer

Glenda Skiffer

Meeting with CDA, Inc. Board re: Neighborhood Facilities Grant  
2/16/72



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

Tel. 876-6800

EXECUTIVE DEPARTMENT

JOHN H. CORCORAN  
City Manager

ROBERT J. LEBLANC  
Assistant to the City Manager

June 5, 1972

To the Honorable, The City Council,

I do hereby transmit for your action a resolution pursuant to the provisions of General Laws, Chapter 43, Section 63 providing for submission of application and acceptance of grant award for the purpose of constructing a Neighborhood Facility in the Model Neighborhood Area. This proposal, as originally approved by your Honorable Body in the Model Cities Third Action Year submission of August 1971 provides for a grant award in the amount of \$249,200 toward a total Project Development Cost of \$373,600 for a Facility to be located at the corner of Hampshire and Columbia Street at the site of the former Blouin Building.

The purpose of this facility is to provide a program of comprehensive health, recreational and social services for the residents of the Model Neighborhood Area.

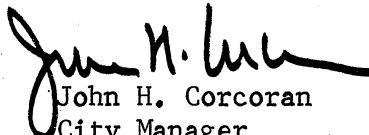
I would like to point out that this application culminates over a year of intensive involvement on the part of the Model Cities Administration, various city departments and most importantly, of residents of the Model Neighborhood Area who have dedicated themselves to improving the level of services for themselves and their neighbors.

As noted in the proposed resolution, local share funding consisting of both cash and in-kind services amounting to \$124,400 is provided for from Model Cities funds, Cambridge Redevelopment Authority, Headstart, and other suitable sources with any necessary additional expenditures up to \$24,600 to be provided out of previously allocated funds in the Capital Improvements Program. (ref. CIP 1972 p.71)

I would like to point out that this proposal, together with our grant award for the City of Cambridge Community Center marks the beginning of an aggressive effort on the part of this administration to secure additional federal funds for the construction of similar neighborhood facilities throughout the City of Cambridge.

I strongly recommend favorable action by your Honorable Body.

Yours truly,

  
John H. Corcoran  
City Manager

JHC/mg

(10)

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COMMUNICATION  
*from the City Manager trans-*  
*mitting ~~one from~~*

a resolution pursuant to Chap. 43, Sec. 63 providing for submission of application and acceptance of grant award for the purpose of constructing a Neighborhood Facility in the Model Neighborhood Area

June 5, 1972