



UPCOMING MEETINGS

March 2022 Annual Business Meeting (date, time, and place to be determined)

All CAN Board meetings are open to the public. Everyone interested in CAN is invited to attend.

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CURRENT LINKS:

- **JOIN CAN FOR FREE** – <https://cambridgecan.org/join-can/>
- **CAN Meeting Minutes** – <https://cambridgecan.org/category/meetings/>
- **CAN's City Council Meeting Notes** – <https://cambridgecan.org/category/news/city-council-notes/>
- **CAN's Planning & Zoning Notes** – <https://cambridgecan.org/category/news/p-and-z/>
- **CAN's Website** – <https://cambridgecan.org>
- **CAN on FaceBook** – <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
- **Contact CAN** – CambridgeCAN@yahoo.com





PRESIDENT'S MESSAGE

By Chuck McFadden, President, CAN, Raqtme31@gmail.com

Is the City Council Stretched too Thin?

Our Cambridge City Council is entering into a very hectic period. The City has received \$6 million from the Federal government for infrastructure improvements and is going to get another \$6 million this summer. The Council is in the process of trying to evaluate the needs of the City, which are many.

Brian Roche, Ward 1 Commissioner has been pushing hard to get all the background information needed and to lay out all the options before making any decisions. This is a reasonable approach, but it already has had some modifications when the Council approved \$1.5 million for a Fire Ladder Truck and a \$400,000 bonus to the Police Department to stop the mass exodus of officers to other area communities. Both of those actions seem reasonable since it will take some time to put together a package of needed projects with background analysis. This is a once in a lifetime opportunity to get an extra \$12 million to our City Budget so it should be handled with care, but it will take a major effort by the Council to evaluate all the needs.

In addition to the above, the City is beginning to develop next year's budget and tax rates. There are many issues that come with considering the priorities for next year's budget. The City is faced with low salaries for its employees, how to improve housing and code enforcement issues, how to deal with a rising crime rate, how to set up long term capital project funding, improved the computer systems and finishing developmental projects such as Sailwinds, the Packing House and Main Street. The Council also has to review the tax rates for the various revenue streams that come into the City. They are doing all this while they are trying to hire a permanent City Manager.

With all the budget issues going on, the Council has decided to propose changes the City Charter for a second time. The issue now is whether we need a Mayor or not. The Council has decided that doing away with the Mayor is a good idea and asked the City Attorney to draft up a new Charter that does away with any mention of a Mayor. This exercise will take up a lot of time since details like the following need to be worked out:

- What are the duties of the new Council President?
- How long is the term of the Council President?
- Is there a salary increase for the Council President? How do they break tie votes?

These and many other issues will have to be determined by the Council before the Charter is finalized. Then there is a period of public input, which seems a little late in the process but will take time anyway. All of this will be going on at the same time as the budget issues.

It should be noted that the current City Charter (Sec. 3-21) calls for the Council to "promptly order a special election" if there is a vacancy in the position of Mayor. The Council asked the City Attorney about the meaning of "prompt". His legal advice was that since there was no specific time period stated in the Charter, the Council could decide how long "promptly" could be. The Council then decided that several months



working on a Charter change fell into the “prompt” definition because of the “unique” situation of not having a Mayor. It makes one wonder how many other “unique” situations there could be.

To summarize, the Council is heading into a difficult period that has long term effects on the City’s future. It will be extremely important to get the \$12 million in federal funds allocated to the right projects. It is also important to fix the on-going City budget to address long term issues and to hire a new City Manager. The Council is made up of part-time people and our Acting City Manager is working offsite. Maybe the Council should postpone its Charter efforts and focus on the budget.

Let’s support our Police!

As most of us know, the country is going through an increase in violent crime and Cambridge is not exempt from this trend. We expect our Police Department to respond to situations 24 hours a day, 7 days a week, 52 weeks out of the year with no days off. That is our expectation but that is not what we are willing to pay. Our Cambridge Police Department is authorized 46 people in this year’s budget, but they only have 35 positions filled at the end of January. Why?

For the last 10 to 12 years, past City Councils have covered budget short falls by eliminating raises for City Employees. While this might be a great short-term solution, it is a nightmare long term solution, and we are now feeling the effects of this policy. The low salaries have led to an exodus of talented employees who can drive over the Choptank and get \$10 to \$15 thousand raises. The current City Council raised the salaries last year, but this small catch-up raise did not stop the exit of veteran employees.

Our new Council has recognized the problem somewhat. Last Monday, Feb 3, they authorized a \$10,000 bonus for each officer in exchange for a 3-year commitment to stay on the force. If officers leave before then, they have to repay the whole amount. While a \$10,000 bonus sounds great, Salisbury is offering a \$25,000 signing bonus. No action was taken on the other City employees.

The Council needs to reassess the problem. Having one of the lowest pay scales is not going to solve the problem. We need a pay scale that attracts people from other Counties and well as keeping our seasoned people in place. This is particularly important in the Police Department where it takes a long time to train individuals and it also takes time for these officers to “get to know the community” and establish working relations with our citizens.

With grants coming into the City, and rising house prices which increase the City revenue, now is the time to fix the salary problem in the City, and again, particularly with our Police. Please contact your Commissioner and let them know that we are tired of losing good people, and we are willing to pay people a decent salary for the professional work that we expect.

NOTE: Please see the article by CPD Captain Justin Todd in this issue of the Newsletter.



CAN Needs Writers!

CAN is looking for writers to cover meetings. We currently cover meetings of the City Council, Americans with Disability Act Committee, Historic Preservation Commission (HPC), and Planning and Zoning (P&Z) Commission but we would like to expand to cover meetings of Cambridge Waterfront Development, the Housing Task Force, the Municipal Utilities Commission, Pine St. Revitalization Committee, and the Police Advisory Board. Let us know if you are interested in covering these meetings and doing a short write-up for the CAN Newsletter. Contact Chuck McFadden, Ragtime31@gmail.com

Homeowner Association (HOA) Concerns

CAN is interested in hearing the concerns of the numerous HOA's here in Cambridge. We would like to make a list of the HOA's and host a meeting to discuss the issues that are of concern. So, if you have contact info on a HOA, please forward it to me, Chuck McFadden, Ragtime31@gmail.com.

Thanks very much!

CAMBRIDGE CORNER

The Cambridge Police Department

By Captain Justin Todd

I am pleased to have been asked to be a part of the CAN newsletter and represent the Cambridge Police Department. I wanted to start out by giving you my job description along with a bit of insight regarding my responsibilities here and then get into the make-up of the Cambridge Police Department (CPD).

For those of you who do not know me, my name is Justin Todd and I hold the rank of Captain. I am in-charge of daily operations along with being the Internal Affairs Commander, and Public Information Officer for the department. I began my career in 2001 as a patrol officer here at CPD before being promoted to Corporal in 2006 and to Sergeant in 2008. In 2014 I was accepted into the FBI National Academy. I attended my training there and returned to CPD where I was promoted to Lieutenant in 2015. In 2017 I was promoted to my current rank of Captain. Other than patrol, I have spent several years in the Criminal Investigations Division, Narcotics Divisions, and have assisted with numerous Community Policing programs and events.

Our Police Department is made up of the following divisions:

- Patrol Division – This is our largest division as their main function is to handle calls of service. They often are the initial officers on scene of any incident which calls for police to respond.
- Criminal Investigations Division – Detectives are assigned cases and handle everything from minor thefts cases to homicide investigations.



CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

Building a Better Community, Block by Block

- Special Operations Division – Detectives in Special Operations usually handle incidents of major concern such as conducting surveillance for multiple burglaries in one area, doing narcotics investigations, or assisting the Dorchester County Narcotics task force.
- Community Policing Division- This division handles all community events and oversee numerous programs and plan events for the community in wish we serve.

When fully staffed these divisions are a huge success to the community we serve. Unfortunately, we along with other law enforcement agencies throughout the country have had a difficult time in recruiting qualified police officers. We have also lost a good number of officers due to going to other agencies for better pay/benefits, retirement, or getting out law enforcement completely.

Chief Lewis and the staff are constantly working hard to come up with ways to keep officers here. We are fortunate to have a great working relationship with the City Council and look forward to our future as a department. I also look forward to serving this community for years to come.

Again, I am thankful to get to give you all a little insight on the Police Department and in future articles I would like to go a bit more in-depth about each division, get you to know about some of our officers and what brought them to Cambridge. I also would like to go into our rank structure, and how certain crimes are handled/investigated. If any of you should have any questions, please feel free to contact me at jtodd@cambridgepd.org.

Thank you for reading and if you know anyone that is looking for a career in law enforcement, please have them contact me via email.

*The pessimist complains about the wind. The optimist expects it to change. The leader adjusts the sails.
~~ John Maxwell*

CAMBRIDGE REAL ESTATE TRENDS

By Fred and Martha Phillips-Patrick

Façade Improvement Program

Some residents may not know that the City of Cambridge still offers a façade improvement program through which owner occupants can be reimbursed up to half of their costs (up to \$7,500) spent to improve the street-side appearance of their housing exteriors, especially those with historical value. Properties within the Cambridge Historic Preservation District must first get approval from the Cambridge Historic Preservation Commission and then the Maryland Department of Housing and Community Development for final approval/rejection.

See <https://www.choosecambridge.com/DocumentCenter/View/977> for additional information on how to apply for this valuable benefit.



Cambridge Market Update

Realtor.com reported that in December 2021, the most recent data available, the median listing home price in Cambridge, MD was \$249.9K, trending up 15.7% year-over-year. The median home sold price was \$193K. In December, on average, homes in Cambridge sold after 63 days on the market. The trend for median days on market in Cambridge has actually gone up a bit since a low of 51 days reached last October.

Sales

Currently, according to Realtor.com, there are 84 homes for sale, down from 102 in the last report, with 73 single family homes and 11 condos and townhomes in the Cambridge area. There are also 6 multifamily units for sale; and 1 farm for sale with an asking price of \$16.5 million.

The farm has 11 bedrooms, 11 baths, 14,000 square feet, and a 1,306-acre lot. It located at 3675 Decoursey Bridge Rd if you want to take a look. But a sale is pending.

According to Realtor.com, 25 (down from 35 in the last report) single family, townhouses, and condo sales were completed In January 2022, ranging in value from \$40,000 to \$1,550,000:

| | | |
|-------------------------------|-------------------------------------|----------------------------------|
| 111 Belvedere Ave, \$245K | 3206 Indianbone Rd, \$196K | 5954 Indian Quarter Rd, \$85K |
| 113 West End Ave, \$255K | 111 Night Heron Ct, \$233K | 742 Race St, \$40K |
| 1 Shady Dr # A, \$54K | 7 Oakley St Apt 202, \$300K | 208 Regulator Dr S, \$315K |
| 211 Willis St, \$135K | 1543 Global Cir, \$210K | 403 Caribbean Ave, \$340K |
| 217 Linthicum Dr, \$325K | 310 Regulator Dr S, \$355K | 900 Marshy Cove Unit 408, \$299K |
| 5902 Heather Ln, \$420K | 1000 Ross Thumb Rd, \$1,550K | 1002 Jimson Rd, \$130K |
| 1119 High St, \$155K | 1003 Roslyn Ave, \$145K | 605 Edlon Park Dr, \$200K |
| 2343 Jenkins Creek Rd, \$305K | 118 High St, \$625K | 609 Goldsborough Ave, \$124K |
| 308 Shipyard Dr, \$239K | | |

Median Sales Price

Given the relatively small number of sales, median sold price can vary quite a bit from month to month. Since November 2013, monthly median sold prices have been as low as \$104K in June of 2015. In December 2021, the most recent data available, the median sales price in Cambridge, MD, was \$193K. A year earlier, in December 2020, the median sold price was \$246K. The median sold price has fallen over the last several months, with a high of \$305k in September 2021, then \$272k in October, and \$240K in November.

Home Values

According to the most recent data on Long and Foster, the median home value in Cambridge is now \$234,500. In October, Long and Foster had reported a value of \$272,000. However, because of the



relatively small sample size, that value can vary quite a bit. But the lowered value is consistent with the recent downward trend in median sold prices.

The median home value is higher than the county median home value of \$196,450. The national median home value is \$277,796. Approximately 38% of Cambridge homes are owned, compared to 44% rented, while 18% are vacant.

Conclusion

As Realtor.com stated, Cambridge is now more of a balanced market, rather than a seller's market. It appears that the Cambridge housing market has cooled a bit, just like the weather.

CAMBRIDGE FUN FACTS & LOCAL LORE – “Chubby”

By Martha Phillips-Patrick

"Chubby" of Our Gang was born in Cambridge on October 18, 1914, though he moved fairly early on with his family to Baltimore. He (born Norman Myers Chaney) became a cast member of Our Gang just at the dawn of the sound era in film. In 1928 Norman won and was offered a two-year contract in a nationwide search for an overweight child actor to replace Joe Cobb who had outgrown his role in Our Gang. Though 15 at the time, Norman was only 3'11" tall and weighed 113 pounds when his family moved with him to Hollywood in 1929 for the role. He was perhaps best known for his role in the O G film short "Love Business," in which he competed with Jackie Cooper for the affections of their teacher, Miss Crabtree to whom "he coyly (and famously) proposes, "Don't call me Norman; call me Chubby-Upsy."

He appeared in 19 Our Gang films over a period of two years until he got too tall for the role. After Norman's contract was not renewed, his family decided he would not pursue acting and moved back to Baltimore. While getting only somewhat taller (eventually 4'7"), he was getting increasingly heavier, supposedly topping 300 lbs. He was diagnosed with a glandular ailment and was treated for it in 1935 at Johns Hopkins, dropping his weight to 140 in less than a year. The rapid weight loss caused stress on his body, and he became seriously ill. In May 1936 at age 21 he died from myocarditis.

Norman was buried in an unmarked grave in Baltimore Cemetery in his mother's family's (Myers) plot because "his mother was not able to afford a marker for him" or later for herself. Though paid a weekly salary for his Our Gang appearances (perhaps \$100 per week), neither he nor his family ever received royalties or residuals for the use of the films. Norman's grave remained unmarked for 76 years until an online fundraising drive led by Detroit rock musician MIKAL, part of a cult following of the Our Gang series, raised \$4500 for headstones to be placed at the graves of both Chaney and his mother (Carolyn Myers) in 2012.

Beyond his being an electrical engineer according to one source, no information could be found on Norman's father (not even a name besides his last name, Chaney). Norman also had a sister, Ruth, for whom no information was found. If anyone has information on either, please let us know.



CAMBRIDGE CODE ENFORCEMENT – GLASS HOUSES

Yard Waste and Grass Clippings in the Streets

by Judd Vickers

Grass clippings and yard waste in the streets was never something to which I gave much thought, other than sweeping my own gutters from time to time and placing the debris in a trash can or in a compost pile in the yard. Occasionally, myself or a neighbor would clean out significant accumulations around storm drains after a big rain. However, yard waste in the streets can have a big impact on our environment, and even safety.

Many residents may recall the giant vacuum truck that would remove leaves from around storm drains, as well as large accumulations in front of residences. It is my understanding this truck is very expensive to operate, and it was never the intention of the City to use it for residential pickup. Earlier in the Fall, the City Government distributed a helpful flyer with instructions on the proper removal of leaves, as the City will no longer be removing piles of leaves in front of residences with the vacuum truck.

There was a subtle reference in the flyer to Section 16-9 of the City Code, which states: ***“No person shall deposit in the gutters or streets any ashes, leaves or other debris or material which might or could obstruct the free flow of water.”*** This portion of the code is clearly aimed at keeping yard debris out of the street so that water can freely flow into the storm drains. But what happens when significant amounts of yard waste or grass clippings make their way into the Choptank? Our neighbor and Riverkeeper Matt Pluta provided some very helpful information on this subject:

Research from USGS shows that 56% of the phosphorus pollution from urban areas is the result of yard waste (grass clippings and leaf debris) washing into storm drains and ultimately into creeks and rivers. Grass clippings and leaves are made up of nutrients (nitrogen and phosphorus) and when rain washes them into the waterways they cause algal blooms, low oxygen conditions in the water, and otherwise bad water quality that impacts crabs, rockfish and other important species in the Choptank. The USGS study found that 80% of that phosphorus load from urban stormwater can be eliminated by clearing streets of yard waste prior to rain events. Or better yet - - do not put yard waste in the streets to begin with! "By piling yard waste in the street - like the leaves in the fall, or by blowing grass clippings in the roadway, we're adding to the pollution problem in the Choptank River. And to make it worse, in an area like Cambridge that experiences frequent flooding, lawn debris in the streets can clog storm drains and add to the impact of flooding in our neighborhoods. For the sake of flooding in our yards and streets, and for the health of the Choptank River, let's move as a city beyond the outdated practice of allowing yard debris to be placed in our streets and roadways.

The City and its residents can help with this problem by following a few recommendations:

- 1) Landowner/Landscaper: Compost your yard waste - it makes for a great organic fertilizer!
- 2) Landowner/Landscaper: Cut your yard in a way that the grass clippings blow into the yard and not away from it.



- 3) City: continue to communicate the leaf removal policy and enforce the city ordinance of not permitting landowners to blow or place yard waste in the streets.
- 4) City and Landowner/Landscaper: Clear storm drains of any debris to prevent flooding
resources: <https://www.usgs.gov/news/removal-fallen-leaves-can-improve-urban-water-quality>

Another matter to consider is safety. I remembered reading an article several years ago regarding the safety issues posed to motorcyclists by the accumulation of grass clippings on country roads. A quick google search revealed many articles on the risks posed to motorcyclists and bicyclists from the accumulation of grass clippings in the public right of way, which when wet, can be like riding on a sheet of ice. In fact, the Maryland General Assembly has considered legislation in the past two sessions, supported by motorcycle enthusiasts, to address yard waste placed on highways as “illegal dumping and litter.”

As we continue to clean up our yards, it is important to consider the implications on our environment, and public safety, and to keep yard debris out of gutters and streets. Questions about the City’s leaf removal program may be directed to the Department of Public Works.

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

SHORERIVERS – Note From Your Riverkeeper

By Matt Pluta, Director of Riverkeeper Programs, Choptank Riverkeeper, [ShoreRivers](#)

Last year at this time the Maryland Department of the Environment (MDE) was preparing to give Valley Proteins a \$14 million grant - a "gift" for all their violations and non-compliances. Today MDE gives them a lawsuit. The tides have changed on this one, and for the better...

More to come on ShoreRivers' actions and response to this state filing and our federal filing but our goal remains the same: protect and restore the waterways on the eastern shore while holding accountable those entities who choose to violate clean water laws and those agencies responsible for enforcing those laws.

It's our hope that through these legal actions the pollution from Valley Proteins will be stopped for good, and that their operations continue but within the boundaries of the laws designed to protect clean water and environmental and human health.

CAMBRIDGE EMPOWERMENT CENTER

The Empowerment Center works in partnership with the community to provide youth development through education, skills training, mentorship and other support services. We strive to inspire confidence, self-esteem, a desire for lifelong learning, and to contribute to the health and well-being of the Dorchester County youth and community. Our youth enrichment programs provide kids with computer experience



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and other skills that help them succeed in school and life. Our computer literacy lab is utilized by many in our community to develop basic computer skills.



DORCHESTER COUNTY LEARNING LABS

Dorchester County Learning Labs



Dorchester County Learning Labs is intended to be a community led, safe-space program designed to minimize learning loss and increase socialization opportunities during the 2020-2021 year. The Learning Labs program is currently being created. When launched it will consist of multiple sites around the city where students can go on virtual learning days for some or all of the day. Sites will follow strict COVID-19 safety regulations. Below please find sites that are currently operating and have availability for students. For more information please reach out to the organizations directly.



New Beginnings

522 Greenwood Ave.
Cambridge, MD 21613

Days of Operation: Monday - Friday

Session 1: 8:30-12:30

Session 2: 1:00-3:30

Contact: 410-228-1950 or 443-521-0030



Harvesting Hope

447 Race Street
Cambridge, MD 21613

Days of Operation:
Monday - Thursday
Time: 8:30- 3:30

Contact: (443) 351-4846

Cambridge Empowerment Center

615 B Pine Street
Cambridge, MD 21613

Days of Operation: Tuesday- Friday

Session 1: 8:00-12:00

Session 2: 12:00 - 4:00

Contact: (410)901-1397

Community Partners:





MIDSHORE MEALS TIL MONDAY

MidShore Meals 'til Monday is working to end childhood hunger on Maryland's Eastern Shore by providing weekend food for food-insecure children in Dorchester County. *Meals til Monday* sends home healthy, nutritious food for children at the end of each school week and during the summer months for breakfast, lunch and snacks to bridge the hunger gap for children without access to adequate food. *Meals til Monday* programs currently provide food for more than 500 elementary, middle and high school students. Our partner schools currently include the following elementary schools: Vienna, Maple, Choptank and Sandy Hill. We help students at Maces Lane Middle School and Cambridge-South Dorchester and North Dorchester High Schools. Plans to assist students at North Dorchester Middle School are underway.

Meals 'til Monday needs your support to keep providing essential nourishment to our children. **Donations are fully tax deductible and can be made at <https://www.mscf.org/donate-online/>.** For more information about *MidShore Meals 'til Monday*, please call Leslie Bishop, Director, at 703-371-5191, or visit their Facebook page or website at www.midshoremealstilmonday.org/.



CAN's MISSION & MEMBERSHIP

The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to (a) enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance; and (b) protect and enhance the value of properties in Cambridge by improving building and zoning codes, supporting adherence to those codes, and engaging constructively with City Government, including the Historic Preservation Commission. CAN welcomes members from **any and all Cambridge neighborhoods** who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. **Membership is FREE for CY2022** – information is available on the CAN website at <https://cambridgecan.org/join-can/>.

CAN BOARD OF DIRECTORS ELECTION – March 2022

Under Article IV of the CAN Bylaws, Members of the CAN Board of Directors are elected by majority vote of the membership present at the Annual Business Meeting, which will be held in March this year due to COVID concerns. Absentee votes are permitted if submitted to the Secretary seven (7) days in advance of the meeting (date, time, and place to be announced).



Candidates for 2022-2024 terms:

1. President: Chuck McFadden
2. Treasurer: Jane Weeks
3. Member at Large: Mary Ellen Jesien
4. Member at Large: Dave Thatcher
5. Member at Large: Judd Vickers
6. Member at Large: Susan Olsen
7. Member at Large: Brad Rice

Continuing Board Members:

8. Vice President: Roman Jesien
9. Secretary: Tom Puglisi
10. Member at Large: Sharon Smith
11. Member at Large: Andre Duerinckx
12. Member Large: Rick Klepfer

CAN HOUSING QUALITY COMMITTEE – PLANNING AND ZONING ISSUES

The Housing Quality Committee monitors issues affecting the quality of housing and the maintenance of property values in the City, including code enforcement. Committee members attend Planning Commission meetings to monitor zoning-related issues and report the information to the Board and Membership. *Please contact* Chuck McFadden at Ragtime31@gmail.com to volunteer.

CAN NEIGHBORHOOD DEVELOPMENT COMMITTEE – SOCIAL EVENTS & 'NEIGHBORS HELPING NEIGHBORS'

"Neighborhoods" are organized by small groups willing to work together to address neighborhood issues through small social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes community-wide events. *Contact* Chuck McFadden at Ragtime31@gmail.com to volunteer.

CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED

CAN'S **Communications Committee desperately needs writers and photographers to develop articles** about CAN and its activities, get them published in local newspapers, and have them promoted by local media. **We also need volunteers to take unofficial notes at County Council, City Council, and City Commission meetings.** *Please contact* Tom Puglisi at tom.puglisi@comcast.net to volunteer.

POWER WASHER AVAILABLE

CAN has an electric power washer available to members. Contact Chuck McFadden at Ragtime31@gmail.com if you would like to borrow it for a project.





OLD HOSPITAL SITE POISED FOR NEW DEVELOPMENT

By Rick Klepfer

According to a recent press-release, the old Dorchester General Hospital property is about to begin being reconfigured into a new use. The land and buildings have been purchased by Cambridge Waterfront Development Inc. (CWDI), which is headed by a new Executive Director, Matt Leonard. Mr. Leonard, a two-year resident of Cambridge, is replacing the prior Director, Sandra Tripp-Jones, who has retired from the position. He describes his mission as reshaping the Cambridge waterfront into an “accessible, active, and enjoyable location”.

The site is presently being used for Covid testing, but when that service is relocated, approximately two months from now, CWDI will be demolishing the two primary buildings there. While the medical offices that front Byrn Street are included in the development project area, they will be retained and restructured to become offices, one of which will become the offices of CWDI.

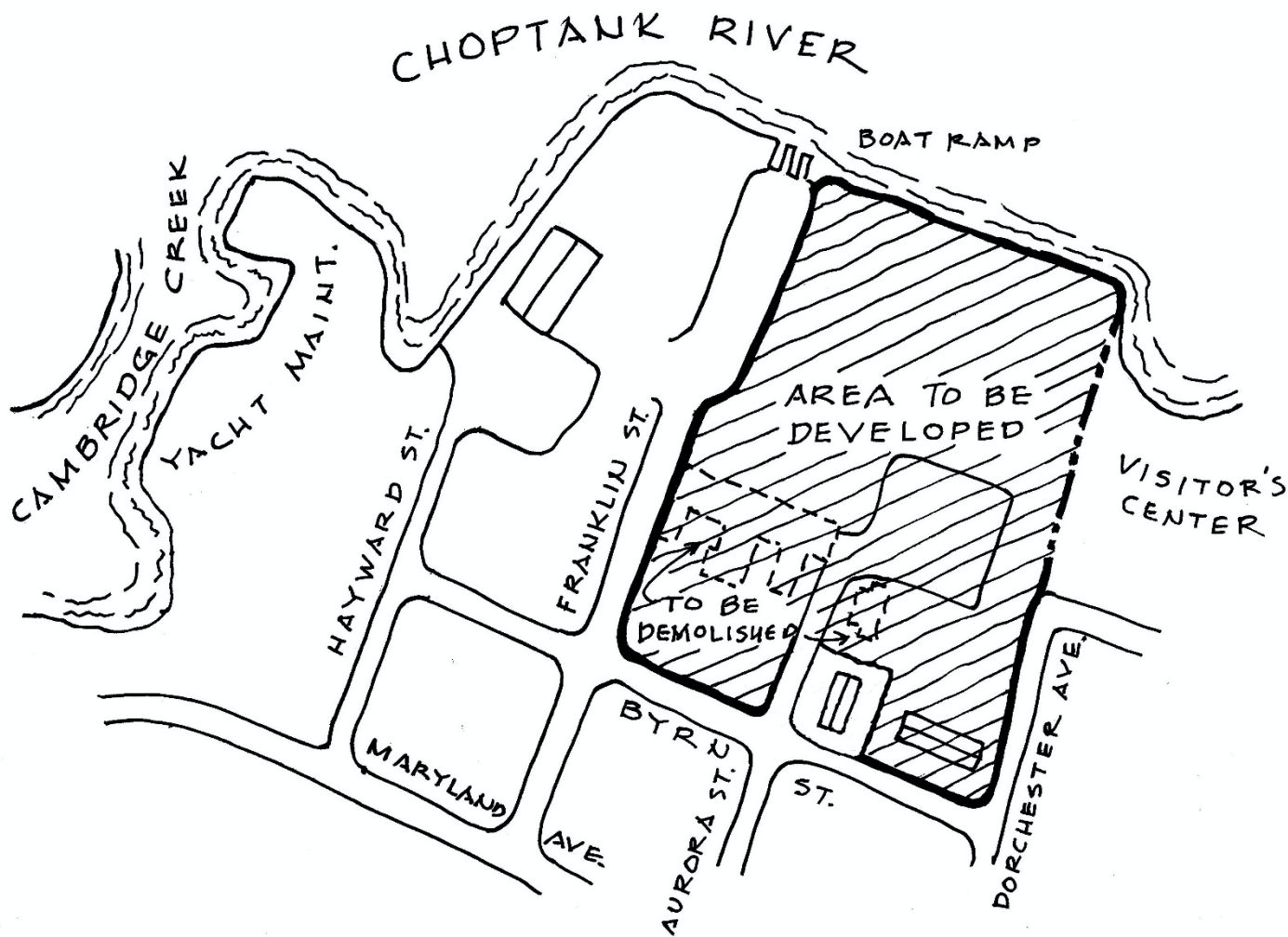
CWDI envisions that the site will be reconfigured to a mixed use of hospitality, food and beverage vendors, commercial, retail, entertainment, and residential. They intend to maintain the existing boat ramp at the foot of Franklin Street without making any changes. The final uses for the property will be determined to some extent by input from the citizens of Cambridge. The developers have stated that they will work to provide public access, including a waterside promenade, greenspace, and walking and biking trails. They also envision a beach for swimming. How this all comes together will depend, to some extent, on how involved the citizens are. This project has great potential to produce a significant and exciting change to our city. CWDI has pledged to honor the public aspect of the development, but we need to be proactive in making sure that our voices are heard.

Bids for the demolition of the structures are being sought now. The present plan is to have demolition completed by the end of this calendar year. As would be expected with a hospital, there are hazardous materials that must be disposed of in an approved manner, the developer is aware of these and will follow all state and local requirements for removal and disposal.

The planning phase of the project will start with a conceptual design. This plan will be available for public comment and input. All citizens of Cambridge are encouraged to participate in the project by letting the developer know what they would like to see happen with the site, and by attending the public meetings. The dates of these meetings will be announced soon. If we are concerned about what happens with the old hospital site, we will have to be active in making our desires known. We have an excellent opportunity to reshape part of the Cambridge waterfront into something that we are all proud of and that will be a new reason for visitors to come to our town. CAN will stay abreast of the development and encourages everyone to take part in the project.

The people involved in Cambridge Waterfront Development, Inc. are:

- Matt Leonard, Executive Director
- Jeff Powell, Vice President
- Frank Narr, Secretary / Treasurer



Sketch map showing the area of development