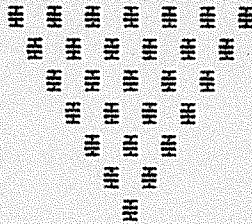


TENTH ANNUAL REPORT

OF

C A M B R I D G E R E D E V E L O P M E N T A U T H O R I T Y



*City Hall Annex
57 Inman Street
Cambridge, Massachusetts*

December 31, 1966

TENTH ANNUAL REPORT
OF THE
CAMBRIDGE REDEVELOPMENT AUTHORITY

December 31, 1966

This is the tenth annual report of the Cambridge Redevelopment Authority, organized February 20, 1957, with headquarters in the City Hall Annex, 57 Inman Street, Cambridge, Massachusetts.

Officers elected on February 16, 1966 to serve until the next annual meeting were:

Thomas J. Murphy, Chairman
Paul R. Corcoran, Vice Chairman
John A. Lunn, Treasurer
Thaddeus R. Beal, Assistant Treasurer

Professor Charles M. Haar, the fifth member of the Authority, was appointed by President Lyndon B. Johnson to be Assistant Secretary for Metropolitan Planning in the Department of Housing and Urban Development. He resigned from the Authority effective January 18, 1966.

Professor E. Robert Livernash was appointed by City Manager Joseph A. DeGuglielmo on June 6, 1966 and confirmed by vote of the City Council to a term expiring October 29, 1967 to fill the vacancy caused by the resignation of Professor Haar.

Mr. Paul R. Corcoran was reappointed by the City Manager and confirmed by a vote of the City Council to a five-year term on the Authority commencing October 29, 1966.

Mr. Robert F. Rowland who was serving the Authority as Director, Kendall Square Project, was appointed Development Director of the Authority on June 3, 1966, and at the same time Mr.

Paul J. Frank was continued as Administrative Director and Secretary of the Authority.

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KENDALL SQUARE PROJECT (MASS R-107)

Cambridge Redevelopment Authority began in February 1966 to acquire title to land and buildings and to relocate business firms from the first section of the Project area. Before the end of 1966 the National Aeronautics and Space Administration began construction of its \$60,000,000 Electronics Research Center in the Kendall Square area.

The progress to date in this Project reflects the full cooperation of the Cambridge City Councils, the City Managers, State legislators from Cambridge, the Massachusetts delegation in Congress, the Cambridge Planning Board, the Cambridge Chamber of Commerce, the State Department of Commerce and Development, the Federal Department of Housing and Urban Development, business establishments in the project area, many consultants and all others involved in the complicated process of this government-sponsored urban renewal program to prepare the Kendall Square area for development.

Together the City of Cambridge and the Federal Department of Housing and Urban Development provided the working capital for the acquisition of properties, the relocation of businesses, the payment of Small Business Displacement claims, the demolition of buildings, the filling of the Broad Canal, the laying of an aqueduct for water from the Charles River, and the preparation of the

area for the construction of the NASA Center.

Cambridge in 1966 contributed a total of a half million dollars to the Authority's operations. Chapter 728 of the Massachusetts Acts and Resolves of 1965, accepted unanimously by the City Council and approved by the City Manager, enabled the City to provide \$150,000 as a first installment to the Redevelopment Authority for relocation costs in excess of the monies provided by the Federal government for this purpose. In addition the City provided to the Authority \$350,000, which amount represents the City's approximate share matching the more than \$15,000,000 which the Federal Department of Housing and Urban Development has reserved from urban renewal allocations for this project. The City is committed to contribute one dollar for each two dollars the Federal government makes available for the net cost of this renewal project. To meet this commitment the City expects to receive credit for more than \$6,000,000 expended for development by the Massachusetts Institute of Technology, as permitted by the Housing Act of 1949, as amended.

The M.I.T. so-called credits are eligible under Section 112 of this Act. During 1966 Section 112 was liberalized by Congress so that Cambridge could receive additional benefits. Senator Leverett Saltonstall, Senator Edward M. Kennedy, and Congressman Thomas P. O'Neill, Jr. of Cambridge diligently worked for months for the passage of this more liberal provision and thus the financial burden of the City in its future development program should be eased somewhat.

In preparation for the delivery of the first tract of land for NASA construction, ten (10) firms relocated, of which eight (8) relocated in Cambridge or in the immediate adjoining area in the Cambridge labor market. In these relocations sixty-seven (67) employees were involved and of these one Cambridge resident could not move with the firm but did find another position in Boston. The placement services of the Massachusetts Division of Employment Security is working in cooperation with the Authority to assist employees of firms which relocate.

The Authority and NASA on June 13, 1966 triggered construction of the Electronics Research Center by signing a land disposition contract for the eventual transfer to NASA of approximately 29 acres of land. A deed for the first one-acre tract of land was also conveyed by the Authority to NASA on this date under the terms of the approved Urban Renewal Plan for the area.

The contract and the deed were executed for the City by Thomas J. Murphy, Chairman of the Authority. Dr. Robert C. Seamans, Jr., NASA Deputy Administrator of Washington, D.C., signed the documents for the Federal government. Two additional portions of the site were conveyed to NASA within several weeks.

Accompanying Mr. Murphy at the signing ceremony were Authority members Messrs. Corcoran, Lunn, Beal and Livernash; Cambridge City Manager Joseph A. DeGuglielmo, and City Solicitor Andrew T. Trodden, former Chairman of the Cambridge City Council NASA Committee. With Dr. Seamans were Dr. Mac Adams, NASA Associate Administrator for the office of Advanced Research and Technology;

Dr. Winston E. Kock, then Director of the Electronics Research Center; Dr. Albert J. Kelley, Deputy Director; Boyd C. Myers II, Deputy Associate Administrator for the Office of Advanced Research and Technology; Joseph A. Vitale, Assistant Director for Facilities and Engineering for the Center; and Franklyn W. Phillips, Assistant Director for Administration for the Center.

The U. S. Army Corps of Engineers are agents for NASA in the NASA construction program. Lt. Col. William H. Kastner, acting Deputy of the New England Division of the Corps of Engineers was present representing Col. Remi O. Renier, acting Division Engineer. Also present from the Corps were John W. Leslie, Chief Engineer, and Atty. Morris S. Phillips, acting chief of the real estate division. Construction of foundations for the first three buildings -- a tower, a Microwave Radiation Laboratory, an auditorium-cafeteria building began in November. Mr. James C. Elms had succeeded Dr. Kock as Director of the NASA Center on October 1, 1966. Construction of the entire Center is expected to involve 3000 to 4000 man-years of construction effort.

At the ceremony Mr. Murphy praised the work done in the past two years by local business and civic organizations, Cambridge legislators, state agencies, municipal boards and departments, the Cambridge City Council, Mayor Daniel J. Hayes, Jr., and former Mayor Edward A. Crane, and former City Manager John J. Curry, in bringing NASA to Cambridge.

City Manager Joseph A. DeGuglielmo, in expressing satisfaction that development of the NASA Center was moving on schedule,

said that as the impact of NASA construction begins to be felt in adjoining areas, municipal tax revenues and job opportunities could be expected to increase two or three-fold.

Under the terms of the approved Kendall Square Urban Renewal Plan the Redevelopment Authority retains, in the interests of the City, certain controls for many years over developments, including designs for new construction. In order to meet this responsibility, the Authority engaged the services of a Design Advisory Group whose membership consists of Dean G. Holmes Perkins of the Graduate School of Fine Arts of the University of Pennsylvania; Dean Benjamin Thompson of the Harvard School of Design; and Dean Robert L. Geddes of the School of Architecture of Princeton University.

During 1966 this group reviewed proposals of architects and planners for the NASA Electronics Research Center and then consulted with and advised the Authority, its staff and consultants on matters of architecture, landscape architecture and urban design as these relate to the planning, design and site development for the Kendall Square Project area. The Authority approved some NASA construction plans after this review by the Design Advisory Group. The Group will continue its review and consultations with the Authority and its staff as final NASA plans are developed.

The Electronics Research Center site is bounded by Broadway, Third Street, Binney Street, and the Boston and Albany (Grand Junction) Branch Railroad. Another 13 acres in the Kendall Square Urban Renewal Area, lying between Broadway and Main Street, is slated for private redevelopment including office buildings,

retail shops, apartments, motel facilities, and parking garages. Total cost of public and private improvements to be constructed in the Kendall Square project area over a 5-10 year period is expected to exceed \$150,000,000.00.

WELLINGTON-HARRINGTON (Mass R-108)

Federal planning funds became available for the first time in 1966 for the Wellington-Harrington Urban Renewal Project. During the previous two years preliminary planning for the neighborhood was paid for from the \$55,000 appropriated to the Redevelopment Authority by the City Council to finance the operation, including the activities of the Wellington-Harrington Citizens Committee appointed by the Mayor and City Council.

To take advantage of some of the additional provisions of the Federal Housing and Urban Development Act enacted in 1965 after the original project budget was approved by the City Council and submitted to the Federal Department of Housing and Urban Development, the Citizens Committee conducted further studies, the results of which, if approved, will require increased expenditures and revised project budget.

The original Wellington-Harrington Neighborhood Improvement Plan submitted in 1965 was approved by the Federal agency in September 1966 and by the State Department of Commerce and Development in December 1966. The offer of a firm financial commitment from the Federal government for the project was still pending at the end of 1966, although the Authority did have approval to spend

funds for some activities pending this firm financial commitment, known as a Loan and Grant Contract.

One of the new neighborhood services authorized by the 1965 legislation after the original budget was submitted to HUD is known as a "diagnostic and referral service." A proposal for such a service was prepared for the Citizens Advisory Committee by the Cambridge Community Services under the guidance of a special committee consisting of representatives of the Wellington-Harrington Citizens Committee, the Cambridge Alliance of Settlement Houses, the Cambridge Economic Opportunity Committee, the Cambridge Family Society, the Cambridge Visiting Nurses Association, the Joint Center for Urban Studies, Harvard University, Massachusetts Institute of Technology, and the Cambridge Community Services.

The purpose of such a program is to identify the social and economic problems of project area residents and to set up a system of referral services to put residents in touch with appropriate community agencies that can assist in solving these problems. Urban renewal funds could not, however, be used for therapeutic or treatment services to be performed by various community agencies.

Since the need to prove the existence of an adequate housing supply for relocation purposes is a requirement of the Federal and State agencies before they will approve the carrying out of an urban renewal plan, the Authority has maintained for several years a study of housing vacancies in Cambridge. For the 52-week period ending November 23, 1966, this survey, conducted in the office of

the Wellington-Harrington Citizens Committee, reveals a total of 1399 dwelling units were or had been vacant. Of this total, 112 units rented for less than \$70 a month and 1108 rented for more than \$70. Rents were not listed on the additional 179 units. In cooperation with the Boston office of the Federal Housing Administration, the Post Office Department conducted a housing vacancy survey in Cambridge from July 18-29, 1966. This study revealed 1.7% of Cambridge dwelling units vacant in that period. Of the possible 26,127 housing units, 457 were vacant, of which 30 were new and never before occupied. In addition, and not included in the vacancies, were 77 dwelling units under construction. Since the ability of a family to pay the rent asked for "relocation" housing is a critical factor in the carrying out of the renewal plan, the housing survey conducted by the Authority compiles data not only on location of the housing but also the rents asked, and the size of the available units. The Authority's 52-week survey reveals that of the 1399 vacant units, 507 contained 2 to 3 rooms; 414 contained 4 rooms; 351 had 5 rooms; 112 had 6 rooms; and 15 contained 7 or more rooms.

Members of the Wellington-Harrington Citizens Committee met regularly during 1966 and had the services of Morris Kritzman, a Community Organizer on the staff of the Authority. Mr. Kritzman severed his connections with the Authority in December for advanced opportunities in business. The Wellington-Harrington Project has been under the supervision of Robert F. Rowland, Development Director of the Authority. Representatives of civic groups, City and

State agencies have assisted the Committee in its continuing studies.

The Committee is presently seeking to determine the type of housing best suited for various locations in the neighborhood and has consulted Paul G. Feloney, AIA, a Cambridge architect under contract to the Authority to provide this service. In addition, the Committee has conferred with representatives of the Cambridge Corporation, a non-profit organization interested in moderate income housing among other development plans for the City.

Members of the Wellington-Harrington Citizens Committee include:

Arthur W. Botelho, Chairman
James Bentubo
Robert W. Bright
Rev. Manuel J. Cascais
Pasquale R. Coppola
Walter A. Costa
Rev. Joseph D. Meredith
Mrs. Barbara A. Markunas
Mrs. Louis S. Nicoloro
Manuel Perry, Jr.
John M. Raulinaitis
Rev. Simeon W. Saulenas
Rabbi Joseph P. Schultz
Robert Shea
James F. Whalen

Rev. Anthony P. Baltrushunas, Pastor of the Immaculate Conception Church, a charter member of the Committee, was honored by the Cambridge City Council at the time of his transfer to Boston for services to the Committee and the community. Father Baltrushunas was succeeded by Father Simeon W. Saulenas.

LECHMERE CANAL PROJECT

At the request of the City Council in 1966 the Authority conducted a preliminary study of an area in the vicinity of the Lechmere Canal as a possible urban renewal project.

The Authority reported that the area appears to offer a maximum potential for land development with minimum displacement and that urban renewal action therefore appears feasible. The Authority report pointed out that further consideration should be given to boundaries, delineation, reuse, staging, site preparation development and disposition procedures, and reuse of land at such a location for low and moderate income housing and other residential or non-residential purposes, or some combination thereof.

In accepting the Authority's report, the City Council requested the City Manager to appropriate \$5,000 for the purpose of preparing an application for Federal planning funds. At the end of 1966 the preparation of this application was underway.

STATE RENEWAL GRANTS

Annually Cambridge receives Urban Renewal Grants from the Commonwealth of Massachusetts, representing over a 20-year period one-half of the City's contribution to the Rogers Project (UR Mass 7-2) and Riverview Project (Mass R-21). Thus far the City has received contributions totalling \$21,060.21 for the Rogers Project out of the potential of \$51,600.63 and \$21,697.20 out of a potential of \$54,243.07 for Riverview. Other renewal projects likewise will be eligible for State urban renewal grants.

TAXES PAID TO CITY

The Authority paid a total of \$60,891.64 in taxes to the City of Cambridge in 1966 on properties acquired in the Kendall Square Project area during the year.

COOPERATION APPRECIATED

The Redevelopment Authority appreciates the cooperation extended in 1966 by Mayor Daniel J. Hayes, Jr., City Manager Joseph A. DeGuglielmo, the City Council, the heads of the City Departments, the Wellington-Harrington Citizens Committee, civic groups, State and Federal officials.

Respectfully submitted:

CAMBRIDGE REDEVELOPMENT AUTHORITY

Thomas J. Murphy, Chairman

Paul R. Concoran, Vice Chairman

*Robert F. Rowland
Development Director*

John A. Lunn, Treasurer

*Paul J. Frank
Administrative Director
and Secretary*

Thaddeus R. Beal, Asst. Treasurer

Prof. E. Robert Livernash

December 31, 1966