

FIFTEENTH 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

336 Main Street
Cambridge, Massachusetts

December 31, 1971

FIFTEENTH ANNUAL REPORT
OF THE
CAMBRIDGE REDEVELOPMENT AUTHORITY

December 31, 1971

"...a testimonial to what can be accomplished in a genuine community organization effort to meaningfully involve neighborhood residents."

M. DANIEL RICHARDSON
Director, Boston Area Office
Department of Housing
and Urban Development

The occasion was construction-start ceremonies on July 7 for 56 units of low and moderate-income cooperatively-owned housing--the first in Cambridge--on the site of former junkyards and an abandoned school building in the Wellington-Harrington Urban Renewal Area, Mass. R-108.

This was one of several Redevelopment Authority highlights of 1971.

Others involved a construction start on 240 units of housing for low and moderate-income families and the elderly in Walden Square (Mass. R-135), construction of the Market Street Playground in Wellington-Harrington (Mass. R-108), and apparent

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success in the Authority's many months of effort to clear the way for development of the 11 acres of so-called NASA surplus land in conjunction with the adjacent 13-acre triangle in the Kendall Square Urban Renewal Area (Mass. R-107).

KENDALL SQUARE

The Federal Department of Housing and Urban Development (HUD) in mid-year approved the re-programming of Authority activities with announcement of a \$3-million additional grant. This brought to \$19,333,000 the total of Federal funds approved for the 42-acre project, 29 acres of which originally were earmarked for the National Aeronautics and Space Administration (NASA) Electronics Research Center.

NASA's announced closing of its uncompleted Electronics Research Center on December 29, 1969, to be effective June 30, 1970, was followed in the spring of 1970 by the announced transfer, effective July 1, 1970, of six buildings on some 14 acres of land east of Sixth Street to the Department of Transportation for a Transportation Systems Center.

In addition to moving ahead on re-programming for a 24-acre development tract early in 1971 (the NASA surplus land west of

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Sixth Street and the triangle), the Authority continued to press the Department of Transportation for elimination of any claim the Federal Government might have on the surplus land under terms of the Land Disposition Contract, signed in 1966, between the United States of America, acting through NASA, and the Authority.

On November 23, at the close of an hour-long session in his Washington conference room, John A. Volpe, former Massachusetts governor and present Secretary of Transportation, agreed to elimination from the Land Disposition Contract of the parcels of land west of Sixth Street not yet deeded to the Government, even though his staff had plans for expansion of the present Center. He said he thought he might be powerless to turn back the 30,000 square feet on the west side of Sixth Street, at Binney Street, to which the Government holds title, but said he would not object if attorneys for the Authority and the Department of Transportation could resolve this problem.

The case for Cambridge, in the effort to remove a cloud that might exist over title of the land for developers, was made by a group including Authority Chairman Thomas J. Murphy; Joseph P. Coughlin, Assistant Treasurer of the Authority; Robert F.

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Rowland, Executive Director of the Authority, Attorneys Herbert L. Berman and Lewis H. Weinstein of the law firm of Foley, Hoag and Eliot; Mayor Alfred E. Vellucci; City Councillor and former Mayor Walter J. Sullivan, and City Manager John H. Corcoran.

Secretary Volpe, in announcing his decision, pointed out that it actually had been less than a year and one-half since his Department gained control of the former NASA site.

In suggesting that legal counsel for the Authority and his Department get together promptly, Secretary Volpe commented, "I am aware of the great problems that face the City of Cambridge, just as I am aware of the problems that face my Department.

Even though, in terms of the Federal establishment, one and one-half years is not a long time, it's been six or seven years for you. I feel from a common sense viewpoint that I can't ask you to wait even another few months...for any definite decision from us."

At year's end, legal counsel was working on a property exchange involving the acreage west of Sixth Street to which the Government holds title and land east of Sixth Street to which the Redevelopment Authority still holds title.

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WELLINGTON-HARRINGTON (Neighborhood Improvement Area)

Harwell Homes: Construction of the 18 separate two-story, wood-frame buildings, consisting of 56 units of housing for low- and moderate-income families on the 2.76-acre site on Webster Avenue between Cambridge and Windsor Streets, came under the aegis of the Wellington-Harrington Development Corporation, comprised principally of members of the Wellington-Harrington Citizens Committee, the group formed under City Council direction to prepare the urban renewal plan for recommendation to the Authority. Technical assistance and seed money was provided by The Cambridge Corporation, with financing under Section 236 of the National Housing Act. The architect was Huygens and Tappe, and the builder, J.B.L. Construction Company.

Willow Street Homes: The development of 15 units of housing for low- and moderate-income families by the Model Cities Development Corporation on the former Kelley School site came to a mid-year halt because of technical and financial difficulties. The Authority, with the cooperation of the Wellington-Harrington Citizens Committee, had made the site available for January, 1970, ground-breaking. Subsequently, at the direction of the City Council and City Manager, the Authority staff became involved in effecting

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remedial actions in conjunction with other agencies, including the Cambridge Housing Authority.

Just-A-Start: This creative, youth-oriented work-study program operated in its fourth year with 110 youth and adults and 25 volunteers from neighboring communities participating. Some 50 young people combined their daily work during the 12-week summer program with weekday residence at MIT's Baker House. The program involved nine housing rehabilitation teams, seven relocation teams and one community service team. An innovation this year was a seven-person landscaping team that worked on planting gardens, painting fences and installing window boxes. The rehabilitation teams repaired some 50 apartments and painted 30 homes. Along with these rehabilitation activities, work crews removed more than 140 tons of debris from properties. Daily supervised recreation activities on seven playgrounds were provided by Just-A-Start in cooperation with the Cambridge Recreation Department. Once again, the sports leagues enjoyed a successful year, their third, operating 30 teams (ages 7-16) in baseball, basketball, volleyball, soccer and street hockey.

Market Street Playground: Dedication ceremonies in memory of Arthur J. Shallow, a Market Street resident who died in Navy

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service during World War II, were held on October 10. Funds for the playground, built at a cost of \$38,000, were approved by the Department of Housing and Urban Development as an expenditure from the Special Improvement Funds allocated under the Wellington-Harrington Neighborhood Improvement Plan. The playground, built on a site formerly used as a trucking terminal, had been operated as a temporary playground for four years by Just-A-Start workers. The Market Street Citizens Committee and the architectural firm of Childs, Bertman, Tseckares Associates designed the playground. Construction was by Garden Villa Construction Company, the lowest of eight bidders. Mayor Alfred E. Vellucci, in cutting the ribbon to officially open the facility, called the playground, "the prettiest tot-lot I have seen in the City of Cambridge."

Model Cities: The Authority continued to operate the Pre-Teen Services program under contract with the City Demonstration Agency. This program provided a wide range of educational and recreational services to children living in the area. The Authority also implemented a renovations contract, in which the Authority shared the cost with the City Demonstration Agency, which resulted in major improvements in the Cambridge Street

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Cambridge Redevelopment Authority
 CONSOLIDATED BALANCE SHEET / December 31, 1971

ASSETS

Current:

Cash in banks:

Project expenditures account:

Kendall Square	\$ 24,369		
Wellington-Harrington	89,734		
Walden Square	<u>30,713</u>	\$ 144,816	

Project temporary loan repayment fund:

Kendall Square	7,589		
Wellington-Harrington	301,617		
Walden Square	<u>539</u>	<u>309,745</u>	\$ 454,561

Accounts receivable:

Federal relocation grants	84,596		
Federal rehabilitation grants	13,985		
Tenants	18,836		
Revolving fund	150,000		
Other	<u>1,515</u>		268,932

Investments held:

Kendall Square	851,893		
Wellington-Harrington	39,586		
Walden Square	<u>257,222</u>		1,148,701

Project costs:

Kendall Square	18,853,913		
Less sales price of land sold	<u>1,572,850</u>	17,281,063	
Wellington-Harrington	5,751,744		
Less sales price of land sold	<u>45,300</u>	5,706,444	
Walden Square	1,460,622		
Less sales price of land sold	<u>112,600</u>	<u>1,348,022</u>	24,335,529

Section 112 credits:

Kendall Square	6,262,798		
Wellington-Harrington	<u>2,048</u>		6,264,846

Relocation payments:

Kendall Square	2,657,729		
Wellington-Harrington	196,205		
Walden Square	<u>37,888</u>		2,891,822

Relocation payments-City:

Kendall Square	868,212		
Wellington-Harrington	<u>17,898</u>		886,110

Rehabilitation grants:

Wellington-Harrington			<u>177,008</u>
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\$36,427,509

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LIABILITIES AND CAPITAL

Current:

Accounts payable:

Kendall Square	\$ 55,803		
Wellington-Harrington	66,589		
Walden Square	<u>57,337</u>	\$ 179,729	

Trust and deposit liabilities:

Wellington-Harrington	100		
Walden Square	<u>13,000</u>	13,100	

Loans payable:

Kendall Square	8,300,000		
Wellington-Harrington	2,450,000		
Walden Square	<u>588,000</u>	11,338,000	

Accrued interest payable:

Kendall Square	32,610		
Wellington-Harrington	9,626		
Walden Square	<u>8,547</u>	<u>50,783</u>	\$11,581,612

Capital:

Local grants-in-aid:

Cash:

Kendall Square	350,000		
Wellington-Harrington	<u>850,000</u>	1,200,000	
Non-cash:			
Kendall Square	6,262,798		
Wellington-Harrington	<u>2,048</u>	<u>6,264,846</u>	7,464,846

Federal capital grants:

Project capital grants:

Kendall Square	9,451,505		
Wellington-Harrington	2,837,715		
Walden Square	<u>1,023,000</u>	13,312,220	
Relocation grants:			
Kendall Square	2,657,729		
Wellington-Harrington	196,206		
Walden Square	<u>37,888</u>	<u>2,891,823</u>	16,204,043

Relocation grants-City:

Kendall Square		950,000	
Wellington-Harrington		42,500	
Walden Square		<u>7,500</u>	1,000,000

Rehabilitation grants:

Wellington-Harrington			<u>177,003</u>
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\$36,427,509