

FIFTH 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

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City Hall Annex
57 Inman Street
Cambridge, Massachusetts

December 30, 1961

FIFTH ANNUAL REPORT
of
CAMBRIDGE REDEVELOPMENT AUTHORITY

December 30, 1961

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

Officers elected on February 15, 1961 to serve until the next Annual Meeting were:

John A. Lunn, Chairman

Thomas J. Murphy, Vice Chairman

Thaddeus R. Beal, Treasurer

Paul R. Corcoran, Assistant Treasurer

Professor Charles M. Haar is the fifth member of the Authority.

Paul R. Corcoran, a member of the Authority since its inception, was reappointed to the Authority by City Manager John J. Curry and unanimously confirmed by the City Council on October 16, 1961, for a term expiring October 29, 1966.

ROGERS REDEVELOPMENT PROJECT (UR MASS 7-2)

Following approval by the Redevelopment Authority of site plans for construction on the Rogers Redevelopment Project land, ground was broken on October 9, 1961 for 545 Technology Square, the first building of the new \$15 million industrial research and office center expected to provide up to 3,000 jobs.

Special guests at the ground breaking were Governor John A. Volpe (who arrived by helicopter), Mayor Edward A. Crane, Dr. James R. Killian, Jr., Chairman of the M.I.T. Corporation, Gerald W. Blakelley, Jr., President of

Cabot, Cabot & Forbes Co., Dr. Herbert W. Robinsen, President of C-E-I-R, Inc., Lester Eisner, Jr., Regional Administrator of the Federal Housing and Home Finance Agency, members of the Redevelopment Authority and other city officials.

First occupant of Technology Square (a fully tax-paying development jointly sponsored by the Massachusetts Institute of Technology and Cabot, Cabot & Forbes Co.) will be C-E-I-R, Inc. This firm will install close to \$15 million worth of new computers, including the new IBM STRETCH unit, the world's largest and most advanced.

Technology Square will occupy 14 acres on the combined Rogers Redevelopment Project and the former Lever Brothers property.

The Rogers Redevelopment Project was the first in Massachusetts to be closed out on the books of the Federal Urban Renewal Administration, the final audit having been approved in February 1961.

The Federal contribution was \$206,402.50, and the City's share was \$103,201.26 made up of \$89,101.26 in cash, \$100 in land contribution, and \$14,000 in tax credits allowed by the Federal government.

Under the urban renewal assistance legislation passed by the Legislature in 1960, it is anticipated that Cambridge will be reimbursed by the State for one half of its cash outlay on the Rogers Project. When this happens, the Federal government will have contributed two-thirds of the net project cost, the Commonwealth approximately one-sixth, and the City of Cambridge approximately one-sixth. The State reimbursement will extend over a 20-year period.

HOUGHTON URBAN RENEWAL PROJECT (MASS R-10)

The year 1961 was one of preliminary planning on the Houghton Urban Renewal Project. Under a contract to the Authority the City, through its Planning Board staff, has been working on preliminary plans, the first of which were shown at a public meeting on June 28, 1961 at the Cambridge Community Center.

The Authority has maintained an Urban Renewal Information Center at 201 Western Avenue, at the corner of Howard Street, since last September for residents of the Houghton Renewal Neighborhood.

CAMBRIDGEPORT URBAN RENEWAL PROJECT (MASS R-11)

Due to the lack of a decision by the State Department of Public Works on the location of the proposed Belt Highway through Cambridge, Federal officials at the start of 1961 had placed the planning of the Cambridgeport Urban Renewal Project in suspension until June 30, 1961.

But when President Kennedy called for a speedup of urban renewal programs, the New York Regional office of the Federal Urban Renewal Administration called a conference for March 3, 1961 attended by mayors and other officials from many cities.

In reply to Mayor Crane's inquiry at this conference as to whether the Urban Renewal Administration was willing to "take a calculated risk on the alignment of the Belt Highway by releasing planning funds for the suspended Cambridgeport and Donnelly Field Projects", Federal officials said planning funds would be released immediately.

Cambridgeport Associates, an independent planning firm, is under contract to the Authority to prepare plans for the Cambridgeport Renewal Neighborhood.

In June 1961, Federal officials ruled that since plans for the proposed Belt Highway were uncertain, the Cambridge Urban Renewal planning program should proceed without further delays.

DONNELLY FIELD URBAN RENEWAL PROJECT (MASS R-14)

Preliminary planning of the Donnelly Field Renewal Neighborhood was resumed in March 1961 when Federal officials released suspended planning funds for this project when the State failed to decide on the proposed route for the Belt Highway through Cambridge.

The first results of the preliminary project planning as prepared by the Cambridge Planning Board were discussed at a public meeting held in the Harrington School on June 2, 1961 with 300 persons in attendance.

At this public meeting the Redevelopment Authority staff announced that a major policy of the Authority was to provide, if possible, new relocation housing to rent for less than \$100 a month. Subsequently the staff contacted officials in many other cities and also the Federal Housing Administration in Washington to determine if new housing could be and was being built at rentals less than \$100 a month.

One result of these inquiries was that the American Federation of State, County and Municipal Employees, AFL-CIO, in August called the Authority to say that the Union had built non-profit housing in Milwaukee at rents less than \$100 and would be interested in making a feasibility study for such housing in Cambridge if invited to do so by the City Administration. City Manager John J. Curry invited the Union to conduct such a study.

The Union accepted the rent schedule of \$70 to \$80 for two-bedroom apartments to be built on a non-profit basis under Section 221 (d) (3) of the National Housing Act of 1961.

While the feasibility study was being conducted by the Union, the School Committee acceded to the Redevelopment Authority request that the old Wellington School not be declared a surplus building for at least four months until the study could be completed. The school is within the area on which it was proposed to construct the relocation housing, which area is bounded by Cambridge, Windsor, Lincoln and Columbia Streets.

In December, Union representatives met with the Authority and City Manager to discuss the results of its feasibility study and the Authority decided to continue its negotiations for non-profit housing.

The School Committee, at the request of the Authority, then declared the Wellington School surplus and turned it back to the City administration for disposition.

At the close of the year, preliminary plans for the entire Donnelly Field Renewal Neighborhood were being developed further.

In order to keep Donnelly Field Renewal Neighborhood residents informed on preliminary plans, the Authority manned an exhibit with maps in the Cambridge Field Branch of the Public Library in June, November and December.

RIVERVIEW PROJECT (MASS R-21)

Working drawings for the construction of apartments on the Riverview Redevelopment Project were completed in November 1961, preparatory to the awarding of the construction contract.

At the end of the year a contractor was costing out the working drawings.

It has taken the better part of two years for the First Realty Company of Boston to prepare acceptable site plans, construction plans and to obtain a commitment from the Federal Housing Administration.

Title to the Riverview Project area will pass from the Redevelopment Authority to the First Realty Company of Boston when the construction contract is ready to be awarded, and all other obligations have been fulfilled.

CASH PAYMENTS TO CAMBRIDGE

During 1961 the Redevelopment Authority paid \$43,476.42 to the City of Cambridge for:

1) Houghton Project Planning	\$25,000.00
2) Donnelly Field Project Planning	5,000.00
3) Refund on Rogers Block Project	8,998.00
4) Cambridgeport Project Surveys	4,478.42

ADDITIONS TO STAFF

Three persons were added to the staff of the Authority during 1961: John C. Gill, Civil Engineer, William J. Brathwaite, Relocation Director, and George E. Byars, Rehabilitation Specialist. In addition, the Authority signed a contract with the Cambridge Community Services for a community relations specialist to work in the urban renewal neighborhood.

COOPERATION APPRECIATED

The Redevelopment Authority appreciates the cooperation extended in 1961 by Mayor Edward A. Crane, City Manager John J. Curry, the City Council, the School Committee, the heads of the City Departments, the Cambridge Housing Authority, civic groups, State and Federal officials.

Respectfully submitted,

John E. Connolly
Secretary

CAMBRIDGE REDEVELOPMENT AUTHORITY

Cambridge, Mass.

CONSOLIDATED BALANCE SHEET
December 31, 1961

ASSETS

Cash		136,426.55
Accounts Receivable		8,719.02
Deferred Charges		7,139.70
Project Costs	614,109.41	
Less - Sale Price of Land Sold	<u>4,350.00</u>	
Net Project Costs		609,759.41
Reimbursable Relocation Payments		<u>9,677.86</u>
Total Assets		<u>771,722.54</u>

LIABILITIES & CAPITAL

Accounts Payable		32,571.35
Accrued Interest Payable - HHFA		13,702.45
Notes Payable - HHFA		467,338.99
Capital:		
Local Grants-in-Aid	114,116.89	
Federal Capital Grants	134,285.00	
Relocation Grants	<u>9,677.86</u>	258,109.75
Total Liabilities and Capital		<u>771,722.54</u>

Certified Correct

Approved

By _____
Lawrence S. DeCoursey
Accountant

By _____
John E. Connolly
Executive Director