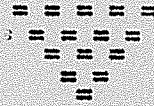


EIGHTH ANNUAL REPORT

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, 1964

EIGHTH ANNUAL REPORT
OF THE
CAMBRIDGE REDEVELOPMENT AUTHORITY

December 31, 1964

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

Officers elected on March 24, 1964 to serve until the next Annual Meeting were:

Thomas J. Murphy, Chairman

Thaddeus R. Beal, Vice-Chairman

Paul R. Corcoran, Treasurer

John A. Lunn, Assistant Treasurer

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

WELLINGTON-HARRINGTON CITIZENS COMMITTEE

Immediately following its establishment in February, 1964, the Wellington-Harrington Citizens Committee met with the Mayor, City Manager, Redevelopment Authority, Federal Housing and Home Finance Agency officials to learn what was expected of the Committee. Since then the Committee has met on an average of once a week and many of its members have been involved more often throughout the year. The expenses of the Committee are being paid by the Redevelopment Authority from City funds appropriated with City Council approval. The net result of these efforts

was the formulation of planning proposals for the neighborhood which were presented to and discussed with the Redevelopment Authority on December 2, 1964. Every member of the Citizens Committee participated in the presentation. The Redevelopment Authority approved the proposals "in principle" and transmitted the proposals to the City Council.

Committee members then made their presentations to the City Council at a public meeting in City Hall and the Council voted approval 8 to 1. These proposals are being reviewed by the Federal and State agencies.

The Committee members agreed on an orientation period sufficiently long to enable them to gain a better understanding of the problems facing them. What amounted to a six months capsule course in planning fundamentals was conducted by City Planner Alan McClennen.

On May 25, 1964 the Committee agreed on boundary lines for a "study area" and decided to study the City Housing Code and FHA Minimum Property Standards. The Committee adopted Minimum Property Standards for the Wellington-Harrington housing rehabilitation program on July 29, 1964. The Committee held separate meetings with Dr. Benjamin Sachs, City Health Commissioner; Paul J. Marchesault, City Supervisor of Environment and Sanitation; Deputy Fire Chief Francis J. Connelly, Building Commissioner Charles F. Sprague, and Regional FHA Officials; James A. Feeley, Chief Underwriter; John T. Makinen, Chief Architect; and Harold Azarian. Mr. Frank Townsend, Executive Vice President of the Cambridge Chamber of Commerce, participated in the meeting with Mr. Feeley and the Committee.

During the planning period, Committee members accompanied a team of planners and housing inspectors on a block-by-block inspection of the neighborhood and thus came face-to-face with serious neighborhood problems some of which were brought to the attention of the City government for immediate correction and solutions to others were incorporated into the neighborhood plan.

The City Manager instructed each City Department to withhold action in all matters affecting the Wellington-Harrington neighborhood during this same planning period until the Citizens Committee had been given an opportunity to study the proposed action to see whether that action would be contrary to the long-range neighborhood plan.

The Committee felt it would like to develop a better understanding of the organized social welfare services of the community and a meeting was held with Cambridge Community Service officials at which Most. Rev. Thomas J. Riley, John R. Moot, President; and Mr. Leo Sarkisian, Executive Director, were speakers.

Additional meetings were organized at which the Committee heard Superintendent of Recreation William J. Cleary; Police Chief Daniel Brennan; Mr. Ernest H. Smith, Executive Director of the Family Society; Mr. Theodore A. Austin, Director of Cambridge City Hospital; Miss Elizabeth E. Barry, Director of Visiting Nurse Association; and Mr. Edward B. Kovar, of the Health Division of United Community Services of Greater Boston.

The Committee opened negotiation with the Cambridge Housing Authority for provision of housing for the elderly in the neighborhood. The Housing Authority was also requested to consider some of the new forms of low-rent housing made possible under the Housing Act of 1964.

Discussions have been held to consider State-financed rehabilitation aid made possible by the 1964 Legislature. John J. Carney, Deputy Commissioner of the Massachusetts Department of Commerce and Development explored this possibility with the Committee.

The Wellington-Harrington Citizens Committee developed broad participation in planning by neighborhood residents by promoting a neighborhood-wide "Clean-Up Campaign". Block captains were appointed, street committees organized, promotional circulars sent out through the Harrington School children and by employees of the City Public Works Department. Announcements were posted in stores and public buildings and pastors urged participation from the pulpits. All residents were invited to block meetings at the three neighborhood churches and the Harrington School. These meetings were conducted by four teams organized by the Wellington-Harrington Citizens Committee. Each team had responsibility for one of the area meetings. At these meetings residents were introduced to the role of the Committee. A film was shown depicting how one community had rehabilitated itself.

This same approach to the neighborhood was made during the planning period prior to adoption of the planning proposals. Problems were discussed with residents at four evening meetings. Teams of committee members were again assigned responsibility for the meetings. Ballot questionnaires were distributed which provided all attending these meetings an opportunity to state their views on the basic planning problems being considered by the Committee.

Committee activity has stimulated a growing neighborhood consciousness. Wide-spread "fix-up" of properties is evident throughout the neighborhood. The Committee has encouraged and reinforced city inspectors and officials in the on-going code enforcement efforts throughout the area.

The Committee has evidenced a growing concern with matters coming before the Board of Zoning Appeal and the City Planning Board having an impact on the Wellington-Harrington neighborhood. Among others it obtained an air pollution study of the area by the State and has helped to resolve several traffic problems of concern to residents.

Current plans include:

1. Study of the health needs of the neighborhood in cooperation with the Cambridge Health Department.
2. Broadening the membership base of the Committee.
3. Preparation for the Second Annual Clean-Up Campaign.
4. Organization of neighborhood children and youth into Junior Service Corps for participation in Committee activities. This proposal has already received the approval of School Superintendent John M. Tobin.
5. Preparation for the official public hearing to be conducted by the City Council on the neighborhood improvement plan.

Committee policy has endeavored to keep members of the City Council and Redevelopment Authority informed of its activities through regular mailings of minutes, meeting notices, etc. A standing invitation was extended to members of the City Council to attend all meetings of the Citizens Committee, and many Councillors have sat in on discussions at the Committee Headquarters, 883A Cambridge Street.

Members of the Wellington-Harrington Citizens Committee who have given so much of their time to this important volunteer community service are:

Arthur W. Botelho, Chairman

Rev. Anthony P. Baltrushunas

Robert W. Bright

Rev. Manuel J. Cascais

Edward A. Conley

Pasquale R. Coppola

Rev. Joseph D. Meredith

Mrs. Helen Mosiewicz

Mrs. Louis S. Nicoloro

Manuel J. Perry

John M. Raulinaitis

Rabbi Joseph P. Schultz

Robert Shea

James F. Whalen

Morris Kritzman, Secretary

KENDALL SQUARE PROJECT

One of the study areas which the Authority in effect inherited in 1957 from the Cambridge Housing Authority, its predecessor in urban renewal matters, was the area extending northerly from the Kendall Square vicinity to the Somerville city line. The Authority originally concentrated its efforts and limited funds on other study areas, particularly residential areas, and had not been active in the Kendall Square locality until the summer of 1964 when the City Council requested the Authority to examine conditions in this area and to consider it as a site for an urban renewal project. The interest expressed by the National Aeronautics and Space Administration in constructing an electronics research center in Cambridge indicated that, if a large area were cleared as part of an urban renewal project, the Authority would have little difficulty in disposing of the area for prompt redevelopment.

The Authority, with financial assistance from the City, commenced preliminary studies of a 42-acre area in the vicinity of Kendall Square and, after determining that the area appeared appropriate for further studies, requested approval by the City Council of its filing of an application to the Federal Government for funds to carry out survey and planning activities.

A preliminary restraining order against action by the City Council was obtained without notice to the Authority upon a petition by a number of occupants in the area but was promptly dissolved upon objection by counsel for the Authority and the Cambridge City Solicitor. A demurrer to the petitioners' complaint was subsequently sustained by the Middlesex Superior Court (Fairhurst, J.) in effect ruling that the petitioners had not stated a cause of action entitling them to judicial relief. (Action of the Superior Court was affirmed by the full bench of the Massachusetts Supreme Judicial Court on February 25, 1965, subsequent to the date of this Annual Report.)

In the meantime, the Housing & Home Finance Agency authorized the advance of up to \$100,000 to the Authority for studies as to the feasibility of an urban renewal project in the area, and these studies are now under way.

The Authority is also considering the relocation problems involved in an urban renewal project in the area, and the extent to which the costs of dislocation may be minimized.

TECHNOLOGY SQUARE

On November 5, 1964, plans were announced for the construction of 565 Technology Square which would be the third building in this complex. This building would be similar in design to the first two buildings already completed and occupied. The new structure will contain 200,000 gross square feet with approximately 150,000 square feet of rentable floor space. A certificate of completion for the first building was signed by the Redevelopment Authority in 1963 and for the second building in 1964.

The two completed buildings and the land of Technology Square, occupying about five acres, are now returning in taxes to the City approximately \$100,000 more than the City received from the entire 14 acres and buildings previously occupied by the Rogers Block and the Lever Brothers Company factory. It is anticipated that upon completion of construction on these 14 acres, Technology Square will return to the City some \$600,000 to \$700,000 in taxes making this center the largest tax producing complex in the City.

RIVERVIEW PROJECT

The Riverview Project consists of an apartment building and town houses providing a total of 79 dwelling units. Prior to the start of this project the City received approximately \$7,000 in taxes from the entire area. The 1964 City tax bill for this same area exceeded \$50,000. The urban renewal project accounts were closed out on the books of the Federal Government in February, 1964. There remains a decision to be made whether the penthouse floor shall be used for residential purposes. In 1964 the City Council accepted a deed from the Authority for Bradbury Street which was relocated within the project area.

STATE RENEWAL GRANT

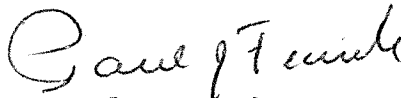
The City in 1964 received \$2,580.03 from the Commonwealth for the State's share of the Rogers Block (Technology Square) net project costs. Held in abeyance and pending final determination is the annual payment of the State grant for the Riverview Project.

Thus far for the Rogers and Riverview Projects the City has received \$24,132.75 of the estimated total of \$187,763.63 in State renewal grants to be paid over a 20 year period.

COOPERATION APPRECIATED

The Redevelopment Authority appreciates the cooperation extended in 1964 by Mayor Edward A. Crane, City Manager John J. Curry, the City Council, the heads of City Departments, the Wellington-Harrington Citizens Committee, civic groups, State and Federal officials.

Respectfully submitted



Paul J. Frank

Secretary Pro-Tem

CAMBRIDGE REDEVELOPMENT AUTHORITY

57 INMAN STREET

CAMBRIDGE, MASSACHUSETTS

CONSOLIDATED BALANCE SHEET

December 31, 1964

ASSETS

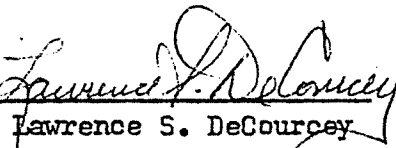
Cash	41,795.85
Investments	44,000.00
Project Costs	<u>487,958.48</u>
TOTAL ASSETS	\$573,754.33

LIABILITIES AND CAPITAL

Accounts Payable	29,009.91
Accrued Interest Payable - H.H.F.A.	17,405.59
Notes Payable - H.H.F.A.	418,191.94
Capital - Local Cash Grants	<u>109,146.89</u>
TOTAL LIABILITIES AND CAPITAL	\$573,754.33

Certified Correct:

By


Lawrence S. DeCoursey
Accountant

Approved by:

By

Paul J. Frank
Acting Executive Director