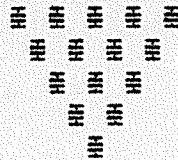


NINTH ANNUAL REPORT

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, 1965

NINTH ANNUAL REPORT
OF THE
CAMBRIDGE REDEVELOPMENT AUTHORITY

December 31, 1965

This is the ninth 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 25, 1965 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

Prof. Charles M. Haar is the fifth member
of this Authority

Mr. John A. Lunn was reappointed on February 1, 1965 as a member of the Authority for a term expiring on October 29, 1968 by City Manager John J. Curry and confirmed by vote of the Cambridge City Council.

Mr. Thomas J. Murphy was reappointed on December 13, 1965 as a member of the Authority for a term to expire October 29, 1970 by the City Manager and confirmed by vote of the City Council.

On February 25, 1965, Mr. Paul J. Frank, Acting Director, was named Administrative Director and Secretary by the Authority.

KENDALL SQUARE PROJECT (MASS R-107)

In ten months from the day that Federal Planning funds were first made available to the Cambridge Redevelopment Authority, the Authority received Federal approval to carry into execution the Kendall Square Project (Mass R-107) which includes a site for the National Aeronautics and Space Administration's Electronics Research Laboratory and an additional 13-acres for private development.

This speedy action reflects the full cooperation of the Cambridge City Council, the City Manager, the Cambridge Planning Board, the Cambridge Chamber of Commerce, the State Department of Commerce and Development, the Federal Department of Housing and Urban Development (formerly HHFA), many consultants and others involved in the project planning process.

On December 29, 1965, HHFA approved the first Federal funds, \$100,000 for the Authority to finance a Feasibility Survey of the Kendall Square area. On October 29, 1965 the Federal agency authorized the spending of funds for execution of the project and on December 28, 1965, the agency approved the Loan and Grant Contract by which \$21,106,000 in Project Temporary Loans and a Capital Grant of \$15,333,000 were made available for project development including the acquisition of property, the relocation of businesses, the demolition of buildings, the filling of the Broad Canal, the construction of project improvements and other preparation of the area for new construction.

The City Council made provisions for the City's share of the project cost by authorizing a bond issue of \$350,000. It is expected the City will also receive so-called Section 112 credit in excess of \$6,000,000 from the Federal government for monies expended for development by the Massachusetts Institute of Technology, which credit will be used to help meet the City's share of the project costs.

Mayor Edward A. Crane and the City Council NASA Committee, Andrew T. Trodden, Chairman, Daniel J. Hayes, Jr. Professor Thomas H.D. Mahoney and City Manager John J. Curry met frequently with the Authority to keep abreast of project developments.

A Major legal decision was announced on February 25, 1965 when the full bench of the Massachusetts Supreme Judicial Court affirmed the action of the Superior Court which, in 1964, had sustained a demurrer filed by attorneys for the City of Cambridge and the Cambridge Redevelopment Authority to the complaint of certain occupants in the Kendall Square Project area. In effect, the Court ruled the complainants had not stated a cause of action entitling them to judicial relief.

Robert F. Rowland was chosen Director, Kendall Square Project, by the Authority effective in March 1965 and proceeded to direct staff operations.

On April 8, 1965 the Authority reviewed the Feasibility Survey report and made the determination that the Kendall Square Project area appeared to qualify as an urban renewal project under State and Federal statutes and that the project could

reasonably be expected to be carried to a successful conclusion.

On April 21, 1965 the Housing and Home Finance Agency approved the results of the Feasibility Survey and allocated an advance of an additional \$401,200 to continue surveys and planning for the project in order to qualify the area for urban renewal under State and Federal laws and regulations.

As the Redevelopment Authority was concluding the final steps in the preparation of a renewal plan preparatory to a public hearing to be conducted on August 30, 1965 by the City Council, NASA, in a letter to the Authority, formally expressed a desire "to enter into a land disposition agreement with the Authority at the appropriate time, in which document, NASA would agree to purchase from the Authority at a fair price based upon appraised value in accordance with the usual HHFA procedures, approximately 29 acres of land defined generally by Broadway on the south, Third Street on the east (excluding property of the Cambridge Gas Company) Binney Street on the north and the tracks of the Boston and Albany Railroad on the west."

On August 30, 1965 the City Council conducted its public hearing. This public hearing was followed by another conducted by Julian D. Steele, Deputy Commissioner of the Massachusetts Department of Commerce and Development, Division of Urban Renewal, in the City Council Chambers, on September 30, 1965. The City Council, the State and HHFA all issued separate approvals of the renewal plan prepared by the Authority.

The Authority in 1965 expanded its program, started in 1964, to meet business relocation and employment security needs in the Kendall Square Project area. At the Authority's request, the Massachusetts Division of Employment Security assigned personnel to work with the area's employers. The Authority engaged business relocation experts, management consultants, and industrial plant location engineers to conduct in-depth interviews and otherwise work with firms in the area in arranging for new business accommodations.

The effectiveness of the business relocation program was substantially improved when HHFA acted in response to the City's expressed need to provide relocation payments in excess of the \$25,000 maximum limit on such payments. On August 12, 1965, HHFA removed the limit on Federal relocation grants in instances where local funds could be made available for a portion of the payments.

A concerted effort made by industry and civic groups, the Mayor, City Council, City Manager, and Cambridge legislators, during the spring, summer, and fall of 1965 resulted in the adoption of enabling legislation authorizing the City of Cambridge to contribute funds to the Cambridge Redevelopment Authority for the granting of relocation payments to parties displaced from the Kendall Square Project area. This legislation was enacted on October 18 as Chapter 728 of the Massachusetts Acts and Resolves of 1965 and was accepted that same day by a unanimous vote of the City Council.

Members of the Authority staff and the Authority's consultants prepared thoroughly for the acquisition of properties following the execution of the Loan and Grant contract. Two independent real estate appraisals were obtained on each of the properties first scheduled to be acquired and these properties were also examined by Federal officials. Conferences were arranged between these property owners and their representatives and representatives of the Authority to discuss acquisition proposals and the single maximum price offering to be made under a policy adopted by the Authority in November 1965.

It was anticipated at the close of 1965 that NASA would begin construction in 1966 on the first phase of a five-year building program.

WELLINGTON-HARRINGTON PROJECT (MASS R-108)

On January 7, 1965 an editorial in the Cambridge Chronicle-Sun pointed up an event in Cambridge which has been recognized by urban renewal officials in Washington as the first instance nationally where an officially-appointed citizens committee actually prepared and had accepted by a city council a neighborhood improvement plan using the urban renewal process.

To quote the Chronicle-Sun editorial in part:

"We refer to the fact that a Citizens Committee in the Wellington-Harrington area prepared a broad-scale Neighborhood Improvement (urban renewal) Plan which was approved 'in principle' by an 8-1 vote of the City Council.

"One of the unusual things about it was the people of the area drew up their own plan with no official assistance except that which they themselves specifically requested. This was grass roots planning; a case of people carefully studying the needs of their neighborhood and then recommending what they thought should be done to make it a better place for them and their children to live.---

"The Citizens Committee headed by Chairman Arthur W. Botelho deserves great credit for its long hours of hard work and for its humane, common-sense plan. Honorable mention should go to the self-effacing but competent Morris Kritzman who was assigned by the Cambridge Redevelopment Authority to help the Citizens Committee whenever the Committee asked him to do so."

The plan was reviewed by the Federal Housing and Home Finance Agency and, after some minor changes, approved by the Cambridge Redevelopment Authority and submitted to the City Council which conducted a public hearing on May 10, 1965. Subsequently the Council approved the plan and the document was submitted to the Federal agency for formal approval.

The Council's official public hearing was conducted only after three previous public meetings were conducted by the Wellington-Harrington Citizens Committee on May 3, 4 and 6, 1965 in the Harrington School, the parish hall of St. Anthony's Church, and the parish hall of the Immaculate Conception Church, all within the boundaries of the project area, for residents and businessmen.

Another significant fact is that such neighborhood planning is normally financed by the Federal government, but in the instance of the Wellington-Harrington Neighborhood the City was required to appropriate \$55,000 of the City funds because the Federal government which had already spent planning funds for the terminated Donnelly Field Project had ruled that further planning in the neighborhood would have to be at City expense until a plan was approved by the City Council. The Council made the funds available to the Redevelopment Authority.

After the May 1965 public hearing, the Redevelopment Authority expected formal Federal approval to be forthcoming soon but learned that the Federal allocation of renewal funds had been exhausted for the fiscal year and that the Wellington-

Harrington project would have to await a new appropriation by Congress.

On November 16, 1965 the Authority was notified by HHFA that \$56,090 in Federal planning funds were available and that \$5,999,000 was being reserved as a Capital Grant for the neighborhood plan.

In December the City Council was asked by the Authority to approve a Cooperation Agreement by which the City would agree to share one-third of the net project costs of the Wellington-Harrington neighborhood plan. The Authority estimated that the City's share could be met as follows:

Federal credit for the cost of constructing the Harrington School and the Cambridge Field Branch of the Cambridge Public Library - - -	\$2,537,886
Federal credit for the demolition of the Gannet School and the construction of the Gannett Playground - - - - -	7,184
Federal credit in lieu of real estate taxes - - -	137,460
Cash contribution by the City of Cambridge	<u>133,965</u>
	\$2,816,495

In addition to working on details of the Neighborhood Improvement Plan, the Citizens Committee sponsored special programs on health and recreation needs of the neighborhood and conducted the Second Annual Clean Up Campaign in which City Departments cooperated in June, 1965.

As part of the planning process, the staff of the Cambridge Planning Board met frequently with the Citizens Committee; Mr. Kritzman interviewed all the commercial and industrial firms which in a five-year period were slated to be relocated; and Mr. George E. Byars, Jr. of the Redevelopment Authority staff conducted a special family and business relocation survey required by HHFA before the agency would approve funds for neighborhood planning and Mr. Byars also put into operation a Housing Resources study in which housing vacancies in all sections of Cambridge were recorded on a daily basis to indicate the type of accommodations by rent range which normally might be available for relocation by families displaced by any governmental action. This study will continue and a map showing the location of the vacancies placed on public display in the office of the Wellington-Harrington Citizens Committee at 883A Cambridge Street.

It is expected that in 1966 the Federal Loan and Grant contract for the Wellington-Harrington Project will be approved and work started in the area bounded by Cambridge Street, Windsor

Street, Lincoln Street and Columbia Street, with work in other sections of the neighborhood to start soon thereafter.

Members of the Wellington Harrington Citizens Committee are:

Arthur W. Botelho, Chairman

Rev. Anthony P. Baltrushunas

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

Rabbi Joseph P. Schultz

Robert Shea

James F. Whalen

Morris Kritzman, Community Coordinator

TECHNOLOGY SQUARE

Technology Square in 1965 fulfilled most of the hopes of the City of Cambridge with the start of construction of the third and fourth multi-story buildings, all of the space in which had been leased at the end of the year, with a waiting list started. This development is well on its way to becoming the largest single tax-paying property in Cambridge.

This endeavor started out as the Rogers Block Redevelopment Project (Mass UR 7-2) and was combined with the vacant Lever Brothers buildings and land into a 14-acre tract.

Annually the City receives an Urban Renewal Grant from the Commonwealth of Massachusetts, representing over a 20-year period one half of the City's contribution to the Rogers Project. In 1965 the City received \$2,580.03 which brings the total grant received thus far to \$12,900.15.

RIVERVIEW PROJECT

The Redevelopment Authority balanced its books with the City of Cambridge in 1965 for the Riverview Project by making a final refund to the City of \$41,456.80, bringing the total refund on this project to \$101,456.80. This refund was made possible by Federal credit which the City received for the construction of the Peabody School. In addition the City receives an annual State Renewal Grant and thus far has been paid \$13,560.75.

COOPERATION APPRECIATED

The Redevelopment Authority appreciates the cooperation extended in 1965 by Mayor Edward A. Crane, City Manager John J. Curry, the City Council, the heads of the City Departments, the Wellington-Harrington Citizens Committee, civic groups, State and Federal officials.

December 31, 1965

Respectfully submitted:

PAUL J. FRANK
Administrative Director