

ELEVENTH ANNUAL REPORT

OF

CAMBRIDGE REDEVELOPMENT AUTHORITY

336 Main Street  
Cambridge, Massachusetts

December 31, 1967

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The Redevelopment Authority was on the move in 1967 -- moving ahead in Kendall Square, Wellington-Harrington, Walden Square, Lechmere Canal, Harvard Square, and Central Square.

Officers elected on March 23, 1967, to serve until the next annual meeting, were:

Paul R. Corcoran, Chairman, succeeding Thomas J. Murphy  
Prof. E. Robert Livernash, Vice Chairman, succeeding  
Mr. Corcoran  
John A. Lunn, Treasurer, re-elected  
Thaddeus R. Beal, Assistant Treasurer, re-elected

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Cambridge Chronicle-Sun Editorial

October 19, 1967

".... The record of the Authority is no surprise to those in Cambridge who watched that agency's excellent performance on relocation and other problems even before the City Council, with confidence, requested the Authority to begin work on the NASA project...."

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KENDALL SQUARE PROJECT (MASS. R-107)

This project moved into high gear during 1967. Early in March, the Cambridge Redevelopment Authority received \$2,261,816 from the Department of Housing and Urban Development as the first progress payment, with the money invested temporarily in government securities.

As the year neared its end, the Authority received approval from HUD of \$6,262,798.37 in non-cash local grants-in-aid. The credits are based on certain acquisition and demolition expenditures made in the general Kendall Square area in recent years by Massachusetts Institute of Technology (MIT) for its own educational purposes.

The \$6,262,798.37, approved November 2, 1967, under the provisions of Section 112 of the Housing Act of 1949, as amended, is \$158,898.37 more than was anticipated in the original budget for the project as prepared by the Authority and approved by the City of Cambridge in 1965. These "112 credits" help the city meet its share of project costs.

Recently amended Federal law and revised housing regulations with respect to "Section 112" credits have broadened the eligibility of certain expenditures made within one-quarter mile to those made within one mile of an urban renewal project area.

The Authority is therefore planning to submit a request for the approval of additional "Section 112" credits in an amount estimated at \$3.8 - million.

During 1967, the city appropriated \$250,000 to the Authority for business relocation costs. This appropriation is

used in cases where relocation costs exceed \$25,000, in which instance the city, under existing Federal policies and procedures, pays one-third of the excess. The City of Cambridge in two years has now appropriated \$400,000 for these excess relocation costs.

Construction was well off the ground on the \$60-million Electronics Research Center planned for some 29 acres in the Kendall Square area by the National Aeronautics and Space Administration (NASA).

A contract for some \$10-million was awarded on December 18, 1967, to Aberthaw Construction Company of Boston, calling for construction of a high-rise laboratory and administration building, a 350-seat auditorium with office addition, and a center support building for mechanical facilities.

During 1967, a total of 55 business firms were relocated, 25 of them to Cambridge locations and the balance to locations in the Cambridge labor market. A great majority of the 755 employees involved moved with their firms and those who did not were soon placed in other local employment. The Massachusetts Division of Employment Security has been working in cooperation with the Authority to assist employees of firms which relocate.

During the year, the Authority continued with studies for the development of a concept plan for the 13-acre triangle section in the Kendall Square project. This area, lying between Broadway and Main Street, is slated for private redevelopment

which will be available for office buildings, retail shops, apartments, motel facilities and parking garages. Total cost of private improvements to be constructed in the Kendall Square project area over a five to ten-year period is expected to exceed \$150-million.

WELLINGTON-HARRINGTON (MASS. R-108)

The project received a green light to proceed with neighborhood improvement work in September when a \$6-million loan and grant contract was signed with the Federal government.

It is estimated that the total for public and private expenditures for improvements in the Wellington-Harrington neighborhood during the next several years will exceed \$15 million. Some \$800,000 in Federal cash was immediately made available

In mid-year, the Redevelopment Authority purchased the Wellington School for \$164,000 and the Kelley School for \$110,000 and proceeded with demolition work to clear the site for housing development.

The Wellington-Harrington Citizens Committee, chaired by Arthur W. Botelho, in cooperation with the Authority undertook a housing preference survey to determine the types of accommodations needed and the interest in the neighborhood for new housing.

Based upon the findings of the survey, architects retained by The Cambridge Corporation then prepared preliminary housing plans which call for 17 two-story wood frame new homes

for two blocks bounded by Cambridge, Windsor, Columbia and Lincoln Streets. The buildings, each containing from two to four units, would provide a total of 56 new dwelling units.

While new housing will be constructed, existing housing in the neighborhood generally will be upgraded. The approved Neighborhood Renewal Plan provides for the rehabilitation of deteriorating buildings and the conservation of sound structures, together with the elimination of blighted neighborhood conditions.

Under the terms of the approved Neighborhood Renewal Plan for the Wellington-Harrington neighborhood, only 139 structures, of a total of 910 buildings in the area, are proposed to be rehabilitated. Clearance of some structures involved the estimated relocation of 107 families, representing less than five percent of the 2,260 families living in the area. It is anticipated that many of these families will move into new housing to be provided in the neighborhood.

#### WELLINGTON-HARRINGTON CITIZENS COMMITTEE

The Citizens Committee met regularly during the year in an effort to deal with every aspect of the neighborhood renewal plan.

Meetings were held with the Donnelly Field Planning Team, with officials involved in the Model Cities program, and with the Cambridge Community Services -- all in keeping with the avowed plan to make this a truly neighborhood project.

In cooperation with Authority staff members, the Citizens Committee is striving to get things done in neighborhood

rehabilitation as well as in new housing during 1968.

Members of the Wellington-Harrington Citizens Committee include:

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

WALDEN SQUARE PROJECT

A survey and planning application for \$87,050 -- unanimously approved by the City Council -- was submitted to HUD on April 3, 1967, along with a Federal capital grant reservation request for \$1,227,200.

Proposed for this nine-acre area in the vicinity of the City Stables, Friends School and the Walden Park housing development, are 200 to 250 units of housing for the elderly and for families of low and moderate income.

The Interfaith Housing Corporations of Cambridge and Metropolitan Boston have indicated a desire to become the redevelopers for the estimated \$5-million project.

Present occupants of the area include the City Stables, an abandoned asphalt plant, and a brickyard. The development

would require no family displacement.

The City of Cambridge presently has tax revenue here of \$6,000. It is anticipated that revenue after development would exceed \$50,000.

#### LECHMERE CANAL PROJECT

A survey and planning application, given the unanimous approval of the City Council, was submitted to the Department of Housing and Urban Development, on July 28, in the amount of \$280,850. There also was a request for Federal capital grant reservation on the 30-acre area in the amount of \$3,655,300.

The area is presently occupied by 19 business concerns, including a large parking lot, gas storage tanks, and a number of gasoline stations. There are no families living in this area.

The Redevelopment Authority believes the area offers maximum potential for new land development with minimum displacement, good possibility for the construction of critically-needed low and moderate income housing, and a new source of municipal tax revenue.

#### CENTRAL SQUARE

The City Council, on December 18, 1967, voted unanimously to adopt a resolution requesting the Cambridge Redevelopment Authority to participate in the preparation of a Feasibility Survey Application to HUD for Central Square.

The Development Committee for Central Square began



work early in 1967, to explore problems of this major business district.

The Development Committee first appeared before the City Council on the matter on November 6, 1967, and reported that the businessmen had donated \$11,000 to help finance planning and development activities.

The approval of a requested Feasibility Survey Application was tabled in order to permit involvement in planning by residents of the general area.

Meetings with representatives of the residential neighborhoods followed in December, and it finally was resolved that a joint Feasibility Survey Committee would be named, to consist of nine members to be chosen by neighborhood organizations and 18 members to be appointed by the Development Committee for Central Square.

The three neighborhoods involved are Cambridgeport, Central Four and Riverside.

This 27-member Feasibility Survey Committee will work in cooperation with the Cambridge Redevelopment Authority to prepare the Feasibility Survey Application for presentation to HUD during 1968.

It is anticipated that emphasis in the Feasibility Survey Application will deal with the conservation and expansion of the supply of low and moderate income housing; increase in job opportunities for residents of the area; improvement of supporting residential services, and the improvement of the physical appearance of the entire area.

HARVARD SQUARE

As 1967 neared its end, the Authority was preparing to award contracts for engineering and transit feasibility, urban design, and real estate development and economic impact studies in the Harvard Square area. The purpose of these studies is to evaluate alternate proposals for relocation of the MBTA's rapid transit station and bus transit interchange facilities, as well as the alignment of the rapid transit extension to Alewife Brook, and the overall potential impact on vehicular and pedestrian circulation, land use and building development.

The City Council, on September 27, 1967, requested that City Manager transfer \$2,000 from the Planning Board to the Authority for the purpose of exploring methods whereby funds, beyond those available from the City of Cambridge, might be found to support a general planning program for the Harvard Square area.

On December 18, 1967, by an 8-0 vote, the City Council appropriated \$10,000 for the initial stage of a "pre-planning" study.

Previously, at a meeting on November 27, 1967, arranged by the Cambridge Advisory Committee's committee on Harvard Square, the MBTA's general manager, Leo J. Cusick, assured Cambridge representatives that the city would have a reasonable time to plan and recommend a location for the Harvard subway station and the route for the extension to Alewife Brook.

Specific direction of the studies, in accordance with proposals of the Cambridge Advisory Committee, will be handled by the Redevelopment Authority. In addition, others directly involved in these studies will include Justin Gray, Assistant to the City Manager for Community Development; Alan McClennen, Planning Director; Robert E. Rudolph, Traffic Director; Paul J. Frank, CAC Executive Director, as well as the CAC Task Force, and all city departments with a relevant interest in planning for the Harvard Square area.

#### COMMUNITY RENEWAL PROGRAM

A Federal (HUD) grant of \$261,800 to prepare a Community Renewal Program in Cambridge was announced in September. The City Council, by unanimous vote, had approved submission of the application for this grant in March.

The program is a two-year effort at a total cost of \$392,700, of which the City of Cambridge contributes a one-third share, largely in the form of time and services by existing city departments and personnel.

The work undertaken under the Community Renewal Program will be used to establish a better framework for the Authority to carry forward neighborhood improvement and community development activities.

#### MODEL CITIES

The City of Cambridge was among 63 cities in the nation honored with a grant for the initial planning stages of a Model Cities program. The initial grant was for \$91,000.

The Model Cities selections were announced November 16, 1967, and the city signed a contract December 11, 1967.

The Model Cities neighborhood consists of approximately 265 acres involving 15,000 residents in the eastern part of the city. The plan embraces the Wellington-Harrington Urban Renewal Area, and thus will involve the Redevelopment Authority and will enable the Authority to enhance and extend the Neighborhood Improvement program.

The organization of a so-called City Demonstration Agency to plan future action in the Model Cities area is under way.

The Model Cities program is designed to tie together all Federal, State and local aid programs in one package so that cities can deal with their social, economic and physical problems in a coordinated way. The Federal government will provide up to 80 percent of the cost of the programs to be carried out by the Model Cities neighborhood.

#### GORE STREET PLAYGROUND

The City of Cambridge made application in February 1967, for \$267,000 in Federal funds under the Open Space Program for this playground project, on the site of which the MDC has offered to erect and maintain an enclosed ice skating rink.

In June, the application was revised to a figure of \$276,000, and on June 16, HUD forwarded the city a letter of consent, stating that any city funds spent after June 16 would

be eligible for reimbursement if the grant is subsequently approved by HUD.

The Redevelopment Authority was asked, and has agreed to assist the City in its property acquisition appraisal and relocation responsibilities in connection with this project.

#### STATE RENEWAL GRANTS

Cambridge annually receives Urban Renewal Assistance Grants from the Commonwealth of Massachusetts, representing one-half of the city's contribution to the Rogers Project (UR Mass. 7-2) and Riverview Project (Mass. R-21). These payments are made over a 20-year period. In 1967, the city received \$2,480.03 for the Rogers project and \$2,712.15 for Riverview. Thus far, the city has received contributions totalling \$23,640.24 of a potential total of \$51,600.63 for Rogers, and \$24,409.35 of a potential of \$54,243.07 for Riverview.

#### TAXES PAID TO CITY

The Redevelopment Authority, in 1967, paid \$115,986.75 in taxes to the City of Cambridge on properties acquired in the Kendall Square project area. The payment in 1966 was \$60,891.64.

#### AUTHORITY PERSONNEL

Staff changes and an increase in personnel to 27 occurred during the year. Paul J. Frank resigned in May as Administrative Director and Secretary of the Authority to

take the post of Executive Director of the Cambridge Advisory Committee. Robert F. Rowland, previously Director, Kendall Square Project, and Development Director of the Authority since June, 1966, was appointed to serve as Executive Director, effective August 16, 1967.

COOPERATION APPRECIATED

The Redevelopment Authority appreciates the cooperation received in 1967 from Mayor Daniel J. Hayes, Jr. and the City Council; City Manager Joseph A. DeGuglielmo and his staff, the Wellington-Harrington Citizens Committee, heads of various city departments, civic groups, State and Federal officials.

Respectfully submitted,

CAMBRIDGE REDEVELOPMENT AUTHORITY

Paul R. Corcoran, Chairman  
E. Robert Livernash  
John A. Lunn  
Thaddeus R. Beal  
Thomas J. Murphy

Cambridge Redevelopment Authority

CONSOLIDATED BALANCE SHEET

December 31, 1967

ASSETS

Current:

Cash in banks:

Project expenditures account:

Kendall Square	\$ 64,436	
Wellington-Harrington	<u>50,586</u>	\$ 115,022

Project temporary loan repayment fund:

Kendall Square		<u>623</u>	\$ 115,645
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Accounts receivable:

Federal relocation grants		151,848	
Tenants		98,268	
Revolving fund		35,000	
Other		<u>3,085</u>	288,201

Investments held:

Kendall Square		2,080,000	
Wellington-Harrington		<u>1,650,000</u>	3,730,000

Project costs:

Kendall Square	9,301,387		
Less sales price of land sold	<u>769,000</u>	8,532,387	
Wellington-Harrington		<u>614,696</u>	9,147,083

Section 112 credits:

Kendall Square			6,262,798
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Relocation payments:

Kendall Square		289,478	
Wellington-Harrington		<u>2,923</u>	<u>292,401</u>

\$19,836,128

LIABILITIES AND CAPITAL

Current:

Accounts payable:

Kendall Square	\$ 34,317		
Wellington-Harrington	<u>15,432</u>	\$ 49,749	

Loans payable:

Kendall Square	6,700,000		
Wellington-Harrington	<u>2,300,000</u>	9,000,000	

Accrued interest payable:

Kendall Square	137,646		
Wellington-Harrington	<u>12,773</u>	<u>150,419</u>	\$ 9,200,168

Capital:

Local grants-in-aid:

Cash:

Kendall Square		481,104	
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Non-cash:

Kendall Square		<u>6,262,798</u>	6,743,902
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Federal capital grants:

Project capital grants:

Kendall Square		3,599,657	
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Relocation grants:

Kendall Square	289,478		
Wellington-Harrington	<u>2,923</u>	<u>292,401</u>	<u>3,892,058</u>

\$19,836,128



