

FOURTEENTH 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, 1970

FOURTEENTH ANNUAL REPORT
OF THE
CAMBRIDGE REDEVELOPMENT AUTHORITY

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A change in the developer of a major portion of the Kendall Square Urban Renewal Area, significant progress toward new housing, increased activity in the Wellington-Harrington Neighborhood Improvement area, and the appointment of three new board members highlighted an active year for the Cambridge Redevelopment Authority.

An emphasis on housing development brought Federal approval of the proposed Walden Square project involving 240 dwelling units for low and moderate income families and the elderly; ground was broken for construction of 15 units of housing on the old Kelley School site on Willow Street in the Wellington-Harrington Neighborhood Improvement Area, and the stage was set for 56 units of cooperatively owned housing on the site of the old Wellington School and some Webster Avenue junkyards.

The gloom created by the December 29, 1969 NASA announced closing of its Electronic Research Center on 29 of the 42-acre Kendall Square area, effective June 30, 1970, turned to hope early in the past year.

On March 25, President Nixon announced the transfer of the Center's

six buildings on some 14 acres of land in Kendall Square to the Department of Transportation and Secretary of Transportation John A. Volpe came to Cambridge to discuss the matter with City and Authority officials.

The transfer, effective July 1, came after months of diligent work by members of the Congressional delegation, the State executive branch and legislative leadership, along with City of Cambridge and Redevelopment Authority staff.

11 - ACRE "SURPLUS"

The shift from the National Aeronautics and Space Administration to the Department of Transportation for a "Transportation Systems Center" was effected without a change in the executed land disposition agreement between the Redevelopment Authority and the United States of America. Still left unanswered was the question of disposition of the already-cleared 11 acres of land west of Sixth Street originally intended as part of NASA's development.

The Authority repeatedly had rejected requests to turn title to land over to NASA, but despite NASA's withdrawal and the Authority's contention that the Government had breached its contract, there would remain a cloud over clear title to the acreage if disposition were to be made to another developer.

Robert F. Rowland, Executive Director of the Authority, contended that while the six NASA buildings on the land east of Sixth Street were specifically designed for research purposes and possibly well suited for DOT use, considerable room still remained in this 14-acre plus area for additional construction should it be needed by the Department of Transportation.

"This 14-acre portion of the site," Rowland said, "has never been developed to its full building potential and there is adequate land area which could more than double the amount of floor space available now and in the future for worthwhile research purposes."

"The Authority," he added, "has received many expressions of concern and recommendations from local groups urging that the cleared 11 acres west of Sixth street be used to meet pressing community needs."

By year's end, the Authority and the City were reviewing possible uses for the land in conjunction with the adjacent 13-acre triangle, the development of which, geared to provide highest possible tax return to the City, had been temporarily sidetracked by NASA's abrupt withdrawal from the area and the uncertainty of the type of development that eventually would fill the 11-acre site.

THREE NEW MEMBERS

The new members of the Authority appointed in 1970 are:

Arthur W. Botelho of 335 Windsor Street, former Chairman of the Wellington-Harrington Citizens Committee and manual training teacher in the Harrington School. Mr. Botelho resigned as Chairman of the Citizens Committee after appointment to the Redevelopment Authority post.

Atty. Joseph P. Coughlin of 777 Huron Avenue, a past president and present secretary of the Cambridge Bar Association, and now representing the Boston Plumbing Industry Joint Board.

Frank S. Maragioglio of 305 Hurley Street, an inspector with the Massachusetts Department of Public Utilities, Gas Division and former vice-chairman of the Cambridge Housing Authority where he served from 1964 to 1968.

Mr. Botelho's appointment by City Manager John H. Corcoran came in August for a term to expire in October, 1973, replacing John R. Lunn, a member of the Authority for 12 years who resigned in June.

Mr. Coughlin, replacing E. Robert Livernash, who resigned in September, 1969, after three years on the Authority, fills a

term until October, 1972.

Mr. Maragioglio replaces Paul R. Corcoran, a member of the Authority for 14 years and seven times its Chairman. Mr. Corcoran resigned, effective June 30. His term, now filled by Mr. Maragioglio, expires in October, 1971.

The Cambridge Chronicle editorially cited the long public careers of Mr. Corcoran and Mr. Lunn by observing on July 9 that "Cambridge has been fortunate in the caliber of many of the men and women who have served on its unpaid boards. They have contributed special skills and experience that the city would have been hard put to obtain in any other way."

"Two cases in point are Paul R. Corcoran and John A. Lunn who have resigned from the Cambridge Redevelopment Authority after service of 14 and 12 years, respectively. They have put in long hours, have dealt with thorny problems and have, through it all, shown a quiet competence that merits a warm thank you from the people of Cambridge."

On December 16, the newly-organized Authority elected Thomas J. Murphy as Chairman. Mr. Murphy, Vice Chairman until then, has been a member of the Authority since 1956, served one term as

Secretary, three as Assistant Treasurer, and Chairman for three terms.

Mr. Botelho was elected Vice Chairman; Mr. Maragioglio Treasurer, and Mr. Coughlin Assistant Treasurer. Mr. Coughlin nominated Mr. Murphy while other nominations were made by John Caswell Smith, the State-appointed member of the Authority.

WELLINGTON-HARRINGTON (Neighborhood Improvement Area)

The highlights of the year, included:

- (a) The first groundbreaking for housing for low income people, in the nation under Model Cities sponsorship, and the first new housing in this Neighborhood Improvement Area took place January 13 on the site of the former Kelley School on Willow Street. The Redevelopment Authority designated the Model Cities Development Corporation as developer of 15 units and, with the cooperation of the Wellington-Harrington Citizens Committee, made the site available.
- (b) The stage was set for a Spring or early-Summer, 1971 groundbreaking for the 56-dwelling unit cooperative housing development for the site of the old Wellington School and the junkyards on Webster Avenue. The City Council approved the closing of a portion of Webster Avenue to permit an early construction

start, and the proposed developer, the Wellington-Harrington Development Corporation, received a conditional commitment for mortgage insurance from the Department of Housing and Urban Development (HUD).

- (c) Rehabilitation investments underway or completed by property owners increased from \$300,000 to more than \$1,000,000 under Federal three (3) percent interest loans, outright grants and other more conventional financing.
- (d) The Authority staff completed a feasibility study of the Will Scientific building at Broadway and Windsor Street and set the stage for the conversion of this brick structure to approximately 50 dwelling units of elderly housing via a turn-key proposal to be submitted to the Cambridge Housing Authority.

JUST-A-START

- (e) Just-A-Start, the important adjunct to the Neighborhood Improvement Plan, operated in its third summer with 136 youth and adults and 25 community volunteers working on the 12-week summer program. Some 50 young people combined their daily work program with weekday residence at MIT's Senior House. More than 90 property rehabilitation projects were completed. Along with their rehab activities, Just-A-Start work crews

removed 148 tons of debris from properties. Eight supervised crews were engaged in interior and exterior rehab work. Daily supervised recreation activities on seven playgrounds were provided by Just-A-Start teams in cooperation with the Cambridge Recreation Department. The Just-A-Start sports leagues had a most successful second year, operating 33 teams (ages 7-16) in baseball, basketball, volleyball, flag football, soccer and street hockey. Newly painted and repaired houses and apartments, yards free from hazardous debris, and children occupied with summer recreation and sports on creative recreation facilities were among the results of the Authority's third summer of the Just-A-Start Program.

- (f) Using Model Cities (CDA) funds, the Authority operated a summer and full-year Pre-Teen Program. Although recreational in scope and serving up to 150 children daily, the Center offers a variety of programs including remedial reading, drama, cooking, field trips, and art exploration. The program is assisted by student and community volunteers and features a strong Parents Advisory Council.
- (g) The staff participated with residents in the designing and

development of the new Warren Pals Memorial Playground, formerly the Gannett Playground on Jefferson Street. Dedication was held in July. The Authority staff also provided technical assistance to residents of the neighborhood to plan for use of \$45,000 allocated for Donnelly Field under the Urban Beautification Program of the City's Office of Community Development.

- (h) Final plans were completed for the new Market Street Playground which received approval from a Residents' Playground Committee in June. The proposed playground will be the first recreational area in the Wellington-Harrington neighborhood to be completely rebuilt under the public improvements and open space design budget of the plan devised by the Wellington-Harrington Citizens Committee.

WALDEN SQUARE

The Department of Housing and Urban Development, in May, allocated \$1,874,401 to the Authority, clearing the way for acquisition of properties, relocation of two industrial firms, demolition of buildings, and land clearance.

A 240-dwelling complex is to be developed by the Interfaith Housing Corporation for low and moderate income families and

the elderly. Firm commitment of mortgage insurance from HUD is expected in time to permit an early Summer, 1971, construction start.

The Authority, in July, turned over a check for \$343,000 to the City for the 73-year old City Stable on Raymond Street and the surrounding land, involving some 176,000 square feet. The Stable, one of three properties in the project area, had housed supplies and equipment of five City departments. No residential properties are affected. In addition to purchasing the Stable, the Authority provided the displaced City departments with temporary space in Authority-owned property at 1 Harvard Street in the Kendall Square Urban Renewal Area.

ALEWIFE BROOK PARKWAY

A building condition survey to determine the 47-acre area's feasibility for redevelopment was underway late in the year following meetings with property owners, the MBTA and other State agencies with respect to the possible extension and alignment of MBTA rapid transit service from Harvard Square to Alewife.

The development concept for the area, related to the proposed MBTA rapid transit extension, is based on the use of air rights over proposed MBTA facilities for high rise structures accommodating residential, office and other uses.

The Redevelopment Authority paid \$124,245.58 in lieu of taxes to the City of Cambridge in 1970 on properties acquired in the Kendall Square, Wellington-Harrington and Walden Square project areas. The Kendall Square payment was \$79,500.98; Wellington-Harrington \$33,706.14, and Walden Square, \$11,038.46.

Cambridge Redevelopment Authority
 CONSOLIDATED BALANCE SHEET / December 31, 1970

<u>ASSETS</u>			
Current:			
Cash in banks:			
Project expenditures account:			
Kendall Square	\$ 187,951		
Wellington-Harrington	51,649		
Walden Square	<u>35,583</u>	\$ 275,183	
Project temporary loan repayment fund:			
Kendall Square	6,813		
Wellington-Harrington	<u>1,300</u>	<u>8,113</u>	\$ 283,296
Accounts receivable:			
Federal relocation grants		492,811	
Federal rehabilitation grants		32,909	
Tenants		23,043	
Revolving fund		100,000	
Other		<u>1,665</u>	650,428
Investments held:			
Kendall Square		9,858	
Wellington-Harrington		789,877	
Walden Square		<u>345,828</u>	1,145,563
Project costs:			
Kendall Square	18,130,342		
Less sales price of land sold	<u>1,572,850</u>	16,557,492	
Wellington-Harrington	4,173,705		
Less sales price of land sold	<u>1,300</u>	4,172,405	
Walden Square		<u>1,018,512</u>	21,748,409
Section 112 credits:			
Kendall Square		6,262,798	
Wellington-Harrington		<u>2,048</u>	6,264,846
Relocation payments:			
Kendall Square		2,548,004	
Wellington-Harrington		170,147	
Walden Square		<u>994</u>	2,719,145
Relocation payments-City:			
Kendall Square		849,719	
Wellington-Harrington		<u>17,898</u>	867,617
Rehabilitation grants:			
Wellington-Harrington			<u>125,925</u>
			<u>\$33,805,229</u>

(balance sheet continued on next page...)

LIABILITIES AND CAPITAL

Current:

Accounts payable:

Kendall Square	\$ 50,386		
Wellington-Harrington	80,112		
Walden Square	<u>11,674</u>	\$ 142,172	

Trust and deposit liabilities:

Wellington-Harrington			100
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Loans payable:

Kendall Square	8,300,000		
Wellington-Harrington	2,450,000		
Walden Square	<u>950,000</u>	11,700,000	

Accrued interest payable:

Kendall Square	40,527		
Wellington-Harrington	11,963		
Walden Square	<u>19,418</u>	<u>71,908</u>	\$11,914,180

Capital:

Local grants-in-aid:

Cash:

Kendall Square	350,000		
Wellington-Harrington	<u>400,000</u>	750,000	

Non-cash:

Kendall Square	6,262,798		
Wellington-Harrington	<u>2,048</u>	<u>6,264,846</u>	7,014,846

Federal capital grants:

Project capital grants:

Kendall Square	8,536,081		
Wellington-Harrington	2,172,052		
Walden Square	<u>623,000</u>	11,331,133	

Relocation grants:

Kendall Square	2,548,004		
Wellington-Harrington	170,147		
Walden Square	<u>994</u>	<u>2,719,145</u>	14,050,278

Relocation grants-City:

Kendall Square		650,000	
Wellington-Harrington		42,500	
Walden Square		<u>7,500</u>	700,000

Rehabilitation grants:

Wellington-Harrington			<u>125,925</u>
			<u>\$33,805,229</u>

