

NINETEENTH ANNUAL REPORT
OF
CAMBRIDGE REDEVELOPMENT AUTHORITY

336 MAIN STREET
CAMBRIDGE, MASSACHUSETTS

DECEMBER 31, 1975

March 31, 1976

Development Program
Cambridge Redevelopment Authority

GENERAL STATUS REPORT

Kendall Square Urban Renewal Area

Project Financing: In letters to the City Manager, dated February 13, 1976, and March 3, 1976, the Boston Area Office of the Department of Housing and Urban Development (HUD) invited the City to submit an application for Urgent Needs funds in the amount of \$2.0-million, to be comprised of \$1.4-million for Kendall Square and \$.6-million for Wellington-Harrington. The funds earmarked for Kendall Square are intended by HUD to cover the remainder of its commitment for \$2.7-million in additional funds for interest costs. An amendatory loan and grant contract reflecting \$1.3-million in interest funds was executed between the Authority and HUD on January 29, 1975.

Surplus NASA Land: The Senate and House Committees on Government Operations have interposed no objection to the proposed transfer of land between the Authority and the Federal Government involving the exchange, by the General Services Administration (GSA) and the Department of Transportation (DOT), of some 44,825 square feet of land west of Sixth Street, title to which currently is held by the Federal Government, and some 34,472 square feet of land east of Sixth Street, currently owned by the Authority. Authority staff and legal counsel have held several recent conferences with DOT officials concerning procedures for now consummating the exchange, and DOT officials have conferred with GSA legal counsel on the matter. DOT has requested that, prior to signing Supplement No. 2 to the Land Disposition Agreement, the Authority agree to the continued use of the area west of Sixth Street by DOT for the temporary continuation of existing off-street parking facilities until such time as the land is needed by the Authority for development. A letter is being prepared by Authority legal counsel to provide for the City Manager's concurrence in such an arrangement.

Environmental Impact Study (EIS): The Massachusetts Department of Community Affairs (DCA) approved the work program on February 10, 1976. HUD approved the work program on March 10, 1976, subject to certain revisions. The Authority, in a letter to Metcalf & Eddy, Inc., dated March 29, 1976, approved the work program,

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and authorized a start on the assessment phase of the contract, scheduled to take five-and one-half months. Meanwhile, in a letter to the Authority, dated March 11, 1976, City Manager Sullivan agreed to have Community Development Department staff continue to perform and to complete the cost-benefit analysis work required to complete the EIS socio-economic work program.

Wellington-Harrington Urban Renewal Area

Will Scientific Building (Close Building): The developer, Close Building Associates, a partnership between Wellington-Harrington Housing Associates and Park-Maynard Realty, is still awaiting construction financing from the Massachusetts Housing Finance Agency (MHFA) which is slowly clearing up its note-floating problems.

Linwood Court: Forty-four of the 45 units are occupied. The Cicconi Construction Corp., has renewed work on Site Preparation Contract No. 8 following a winter-season layoff. Over the next few weeks, the firm will be completing the construction of sidewalks, and the installation of benches and tree guards, as well as completing punch-list items.

Willow Street Homes: The Eastport Development Corporation (the banks) and the Cambridge Housing Authority (CHA) have met with the Massachusetts Department of Community Affairs (DCA) and are preparing additional materials for DCA review. These negotiations are aimed at CHA acquisition of the 15-unit, three-building development at an early date.

Cambridge Street Frontage / South: Resolution of the law suit pending against the City, Board of Zoning Appeal, and the Authority is expected in the near future. The suit, aimed at the variances granted the Authority by the Board of Zoning Appeal, was brought in behalf of four neighborhood property owners who fear that the development of the tract (No. 3) will remove the existing off-street parking areas in the neighborhood. Authority staff has been working to allay such unfounded fears.

Former Synagogue Building: The Concilio Hispano de Cambridge is completing work on bid documents, plans and specifications, and a final development proposal scheduled to be submitted to the Authority. Since Block Grant funds are involved, construction work must get underway, if possible, prior to July 1, 1976.

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Portland Street Site: Real estate consultants have been interviewed by the Wellington-Harrington Citizens Committee in connection with work necessary to identify possible re-uses for the site. The Citizens Committee has forwarded its recommendation of a consultant to the Authority. Discussions have been initiated with the Roman Catholic Archdiocese of Boston with respect to the proposed construction of a new facility by St. Anthony Church.

Cambridge Street Frontage / North: Paula Baking Company is preparing to file an application for a zoning variance with the City to permit the rehabilitation of its property abutting the site. Approval by the Board of Zoning Appeal would hasten the bakery's move from its present location on the site and facilitate total development by the tentatively-designated developer, Harvey Towvin, who is acting on behalf of Automatic Cone Company and University Monumental Works.
