

THIRTY-EIGHTH ANNUAL REPORT  
OF THE EXECUTIVE DIRECTOR

CAMBRIDGE REDEVELOPMENT AUTHORITY  
FOUR CAMBRIDGE CENTER  
CAMBRIDGE, MA 02142

DECEMBER 31, 1995

SUBMISSION DATE: MAY 14, 1996



CAMBRIDGE REDEVELOPMENT AUTHORITY  
City of Cambridge  
1994-1995

CAMBRIDGE CITY COUNCIL

Kenneth E. Reeves, Mayor  
Sheila T. Russell, Vice Mayor  
Kathleen A. Born  
Francis H. Duehay  
Anthony D. Galluccio  
Jonathan S. Myers  
Michael A. Sullivan  
Timothy J. Toomey, Jr.  
Katherine Triantafillou  
Robert W. Healy, City Manager

CAMBRIDGE REDEVELOPMENT AUTHORITY

Jacqueline S. Sullivan, Chair  
Alan D. Bell, Vice-Chair  
B. Karen K. Swaim, Treasurer  
Manuel Rogers, Jr., Member  
Joseph F. Tulumieri, Executive Director  
and Secretary



The major events of 1994-1995 in the Authority development programs are outlined as follows:

**Wellington-Harrington Urban Renewal Area**

- In its continued effort to locate a retail banking facility at 1000 Cambridge Street, Authority staff met with representatives of the Office of the Banking Commissioner (state) and the Federal Deposit Insurance Commission (federal).
- Authority staff participate in dispute resolution sessions with representative homeowners at Linden Park Homes (Tract 4C) respecting review and approval of exterior building modifications including clarification of the provisions of the Land Disposition Contract(s) and Deed(s).
- In an effort to assist the owners of Harwell Homes identify resources to reconstruction a tot lot on its land, Authority staff and landscape architectural consultant met with cooperative representatives and City of Cambridge officials. The Authority is prepared to provide limited staff and consultant assistance.



Kendall Square Urban Renewal Area

- The Cambridge City Council approved the so-called "Billboard Ordinance" at its meeting of June 5, 1995. The Authority presented testimony in support of the proposed ordinance. Judicial review is on-going regarding the removal of the billboards in Kendall Square and other locations in the City.
- In mid-year, the New England Real Estate Journal published a special edition featuring an update of the Cambridge Center project. Authority staff contributed a feature article as a part of the publication.
- The Massachusetts Highway Department (MHD) approved a first-phase street improvements project in an amount estimated to be \$350,000. and encouraged the submission of a Public Works Economic Development (PWED) application. Following Authority authorization, staff prepared a draft application, in the amount of \$2.4-million, for review and filing by the City of Cambridge.
- Fay Spofford & Thorndike completed its fieldwork and prepared the annual update to the Section 61 Finding which includes a summary of mitigation requirements and commitments that were made in the course of previous reviews, and the status of





implementation thereof; a commitment to continued efforts to minimize and mitigate impacts, including measures to reduce single vehicle trip generation and to increase transit use, and to involve tenants and developers in those efforts (incorporating the commitments described as the Transportation Services Plan); a commitment to conduct traffic measurements for purposes of verifying the accuracy of current estimates and predictions and to inform the MEPA office of any significant additional parking facilities unless the need therefore has been established (incorporating the current policy) and to develop a strategy to minimize the need for additional spaces to serve the buildout or the Plan Area in general.

- At the request of the Authority, the City Manager assigned the City Engineer to prepare the necessary documentation for transmittal to City Council consideration in the naming of public rights-of-way in the Kendall Square area.
- For several years, the Authority has expressed to various newspapers its displeasure with the proliferation of newspaper vending machines in the project area. The owners consistently cited their "First Amendment" rights to freedom of speech in opposition to any regulation on placement or design of the vending machines. It appears that the City of Cambridge,



based upon case law may propose a local ordinance to govern the placement of the machines. The Authority supports positive action by the City Council when such an ordinance is considered.

- The Authority participated in the Sixth Annual Cambridge Center Transportation Awareness Day held in the fall and sponsored by Boston Properties. Mayor Reeves, delivered a proclamation adopted by unanimous vote of the City Council declaring September 20, 1995 as Transportation Awareness Day and citing Boston Properties for its efforts in reducing single occupancy vehicles by encouraging car pooling and public transit use by Cambridge Center employees. Exhibits by the utility company of solar-powered and battery-powered vehicles were displayed together with an MBTA public transportation information booth.
  
- The Authority submitted an entry based, in part, on the Urban Initiatives Project, for consideration by the National Endowment for the Arts and the Department of Transportation for a national design award. Our submission included the pedestrian connector to East Cambridge, the bus contraflow system and transit station modernization.



- After local departmental review and approval in the fall, the Authority transmitted the 75% design submission prepared by Fay Spofford & Thorndike for Phase I roadway improvements to be funded by the Commonwealth of Massachusetts as a part of the Transportation Improvements Program (TIP's) by the Massachusetts Highway Department (MHD).
- In response to a request from Biogen to install a "backbone" fiber optics cable to interconnect the service between Four and Twelve Cambridge Center, Authority staff requested a meeting with the Department of Public Works and several operators to determine present capacity and the need for additional north/south conduits.
- Authority staff was unable to identify a potential user for the abandoned Stride Rite outdoor play area. Consequently, Cambridge Center Associates was notified to remove all of the improvements, in accordance with the Maintenance and Play Area Agreement, dated July 9, 1992, by and between Cambridge Center Associates and the Authority.



Kendall Square Urban Renewal Area / Parcel 1

- Authority staff met with Congressional staff and Department of Transportation (DOT) officials on the status of proposed DOT reorganization legislation which would eliminate the Research and Special Programs Administration (RESPA) the "parent organization" of the Volpe National Transportation Systems Center, located on Parcel 1.

Kendall Square Urban Renewal Area / Parcel 2

- The Authority approved the installation of a paved (brick) pathway at Ten Cambridge Center to serve as an internal pedestrian connector to be constructed by Boston Properties.
- In the spring, the Authority approved and the Executive Director executed a Certificate of Completion for Twelve Cambridge Center. This corresponds to the issuance of a Certificate of Occupancy by the Cambridge Building Department. An Escrow Agreement was approved by the Authority and executed providing for an irrevocable letter of credit issued to the Authority to ensure the completion of remaining





building improvements and landscaping. In the fall, the Authority approved the final release of the letter of credit upon satisfactory completion of construction activities.

- The Authority approved the design and installation of exterior improvements to Fourteen Cambridge Center, including a modification of internal service space and a means of egress located on the southside of the building.
- The Authority certified and approved the completion of all restoration and site improvements on Parcel B, located on Parcel 2, required to be undertaken by Biogen in connection with its temporary use of Authority-owned land for construction and soils remediation purposes.

**Kendall Square Urban Renewal Area / Parcel 3**

- Construction continued on the 60,000 square foot addition to Nine Cambridge Center (The Whitehead Institute). In April, the Authority approved the issuance of a Certificate of Completion and the establishment of an escrow agreement based upon the issuance of a Certificate of Occupancy by the Cambridge Building Department. By year's end, most of the



building and landscaping improvements were completed and the Executive Director approved early occupancy of certain space.

- In connection with Authority design review approval, issues were raised in connection with the existing column covers and landscaping improvements at the Main Street frontage. After review, the treatment of the column covers proposed by the project architect was approved. Modifications to the landscaping, as proposed by The Whitehead Institute were also approved.
- During the demolition of the former Texaco Station, located at 100 Broadway, an apparent "sudden release" of petroleum product was encountered. The Department of Environmental Protection was notified.

**Kendall Square Urban Renewal Area / Parcel 7**

- The judicial process respecting the Outdoor Advertising Board (OAB) action denying the issuance of temporary permits for the billboards abutting this parcel continued.



**Kendall Square Urban Renewal Area / Demolition and Site Clearance  
Contract No. 23**

- After encountering and reporting to DEP the presence of petroleum product, it was necessary to amend the Contract with James G. Grant Co. In connection therewith, the Authority issued a confirmatory certificate pursuant to Massachusetts General Laws, Chapter 30, Subsection 39I. Based on these actions, a revised Immediate Response Action (IRA) was submitted to DEP, the site was cleaned-up and properly remediated.

**Operations / Administrative Actions**

- The Authority approved Amendment No. 17 to the Contract for Closeout Services by and between the City of Cambridge and the Authority extending the time of performance to June 30, 1996.
- At the request of Monacelli Associates, the Contract for Master Action Plan, Design Coordination Services and Improvement Standards was terminated effective December 31, 1994. A three-year personal services contract with



H. Lawrence Bluestone, a principal of Monacelli Associates, was subsequently approved.

- The Authority authorized and staff prepared a response to a Request for Proposal (RFP) issued by the Massachusetts Housing Finance Agency (MHFA) to provide relocation services in connection with its HUD-funded Demonstration Disposition Program.

#### **Authority Organization**

- At its meeting held on June 16, 1995, Jacqueline S. Sullivan was re-elected to serve as Authority Chairman; Alan D. Bell was re-elected to serve as Authority Vice Chairman and B. Karen K. Swaim was re-elected to serve as Authority Treasurer. Manuel Rogers, Jr. continued to serve as an Authority Member.

