

THIRTY-NINTH ANNUAL REPORT
OF THE EXECUTIVE DIRECTOR

CAMBRIDGE REDEVELOPMENT AUTHORITY
FOUR CAMBRIDGE CENTER
CAMBRIDGE, MA 02142

DECEMBER 31, 1996

SUBMISSION DATE: OCTOBER 27, 1997

CAMBRIDGE REDEVELOPMENT AUTHORITY
City of Cambridge
1995-1996

CAMBRIDGE CITY COUNCIL

Sheila T. Russell, Mayor
Kathleen A. Born, Vice Mayor
Henrietta Davis
Francis H. Duehay
Anthony D. Galluccio
Kenneth E. Reeves
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
Karen Swaim Babin, Treasurer
Manuel Rogers, Jr., Member
Joseph F. Tulimieri, Executive Director
and Secretary

The major events of 1995-1996 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 conducted follow-up meetings with representatives of the Office of the Banking Commissioner (state) and the Federal Deposit Insurance Commission (federal) and transmitted letters soliciting interest from several banking institutions.
- Authority staff continued to 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, Authority staff contacted local HUD officials in an effort to identify potential funding sources to reconstruct a tot lot on its land. Authority staff and landscape architectural consultant were available to provide limited staff and consultant assistance.

Kendall Square Urban Renewal Area

- The Massachusetts Highway Department (MHD) conducted public hearings on June 19 and on September 25 on the first-phase street improvements project estimated to cost \$350,000. A so-called 100% submission was reviewed locally and approved by MHD by the end of the year. The Authority approved a temporary right-of-entry agreement and Authority staff secured similar agreements from all abutting land owners.

- Fay Spofford & Thorndike completed its fieldwork counting program 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. The Authority received the report and placed the matter on file. No submission to the Executive Office of Environmental Affairs (EOEA) was necessary.

- 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. A Massachusetts Supreme Judicial Court decision supporting a ban on newspaper vending machines was rendered in January. Authority Counsel is reviewing the implications of the decision regarding the local ordinance.
- The Authority participated in the Seventh Annual Cambridge Center Transportation Awareness Day held in the fall and sponsored by Boston Properties. Mayor Russell delivered a

proclamation adopted by unanimous vote of the City Council declaring 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's entry based, in part, on the Urban Initiatives Project, was given an honorable mention 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.
- 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. The Authority determined that the area continue to serve as a passive open space purpose with most of the equipment removed and/or donated.

- Authority staff met with representatives of MIT, Discover Cambridge and a resident of 100 Memorial Drive regarding the reactivation of the Kendall Square Business Association. The Authority authorized the provision of staff assistance to the group.
- Authority staff continued its support of marketing efforts by Boston Properties and met with several out-of-state biotechnology firms and other, primarily high technology, potential tenants.
- The Massachusetts Bay Transportation Authority (MBTA) continued its investigation of potential transportation improvements in the so-called "Urban Ring" corridor. The City of Cambridge is officially represented in the study group and the Authority authorized the Executive Director to represent the Authority in matters associated with the planning and execution of circumferential transportation improvements in the Urban Ring. Several coordination briefings involving Community Development Department staff, Authority staff and Authority urban design consultant were held.

Kendall Square Urban Renewal Area / Parcel 1

- Authority staff conducted follow-up meetings 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 supported a petition presented to the Board of Zoning Appeals by Biogen for the removal of three (3) existing signs and the installation of two (2) new signs on its property. It was indicated that the signs, located on a boundary street and visible from the project area, were consistent in size, form, function and materials with Authority standards.
- The Authority notified Biogen that it accepts the temporary, restorative improvements installed by Marshall Contractors except for the testing and final hookup of the irrigation system along the perimeter fence. The work was required

as a result of Biogen's use of Authority-owned land for construction and soils remediation purposes.

- The Authority, as land owner, has a responsibility to report, and/or to "tier-classify" portions of Parcel 2 known as Fifteen and Seventeen Cambridge Center by August, 1997. There are two specific actions required. First, the licensed site engineer (Haley & Aldrich) will prepare a Consultant of Record Opinion for Seventeen Cambridge Center so that the site can be transitioned out. Second, a Release Notification Form for Fifteen Cambridge Center is prepared and submitted to the Massachusetts Department of Environmental Protection (DEP). The latter submission will trigger certain statutory and regulatory obligations with respect to Fifteen Cambridge Center. The Authority requested Boston Properties and Biogen participation in associated site consultant and legal services costs.

Kendall Square Urban Renewal Area / Parcel 3

- Due to the emergency situation caused by the accumulation of snow, the Authority approved the use of Authority-owned land by the City of Cambridge for snow storage.

- During the removal of the storage tanks from the former Texaco service station, the contractor encountered a release condition and a Response Action Outcome (RAO) was filed with the Massachusetts Department of Environmental Protection (MDEP).
- Construction was completed on the 60,000 square foot addition to Nine Cambridge Center (The Whitehead Institute). In April, 1995 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 the beginning of the year, all of the building and most of the landscaping improvements were completed and the Executive Director approved early occupancy of certain space and later in the year executed a Certificate of Completion with a corresponding Escrow Agreement in the amount of \$75,000. for the completion of landscaping improvements.
- On September 30, The Whitehead Institute dedicated the new addition to Nine Cambridge Center.
- At the request of Boston Properties, the Authority terminated the license agreements with Cicconi & Sons and with J.B. D'Allessandro Corporation effective May 1st.

Kendall Square Urban Renewal Area / Parcel 4

- The Coop announced a major store concept modification and submitted layout and minor exterior changes for Authority approval. The Authority took the opportunity to review its graphics/banner program with Boston Properties and Coop officials.
- Following Authority design approval, Boston Properties undertook a major reconstruction of the lobby at Five Cambridge Center and held a reception dedicating the improvements in April.

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.

Technical Services Program

- The Authority's proposal to provide relocation services to the Massachusetts Housing Finance Agency (MHFA) was not accepted.

- On June 5th, the Authority submitted a response to a Request for Proposals (RFP) issued by the Division of Capital Planning and Operations (DCPO) for relocation and property management services. Limited services are provided in Chelsea but full services in Brockton. Both sites are being developed by the Commonwealth as a part of the court facilities construction program. The Contract, in the initial amount of \$150,000. was executed on June 21st and a notice to proceed issued by DCPO on June 28th.

Operations / Administrative Actions

- The Authority approved Amendment No. 18 to the Contract for Closeout Services by and between the City of Cambridge and the Authority extending the time of performance to June 30, 1997.
- Amendment No. 6 to the Lease Agreement for Temporary Parking, dated March 25, 1991 was approved. The termination date was extended to June 30, 1997 and the rate increased to \$7,466.67/month. The combined monthly use and occupancy for temporary uses on Parcel 3 is \$9,791.67.

- The Authority approved an Agreement of Sublease, dated March 1, 1996 with Boston Properties for its office space, terminating on February 28, 2001.
- The Authority approved Amendment No. 19 to the Agreement for Professional Services with Foley Hoag & Eliot by extending the time of performance to December 31st.
- Amendment No. 4 to the Personal Services Agreement with Peter Riemer was extended to December 31, 1998 with a rate increase to \$60.00/hour.
- The Contract for General Engineering Services with Fay Spofford & Thorndike was extended to June 30, 1999.

Authority Organization

- At its Annual Meeting held on May 14, 1996, Jacqueline S. Sullivan was re-elected to serve as Authority Chairman; Alan D. Bell was re-elected to serve as Authority Vice Chairman and Karen Swaim Babin was re-elected to serve as Authority Treasurer. Manuel Rogers, Jr. continued to serve as an Authority Member.

