

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway

To Robert Healy, City Manager

From Alan Zimlicki *AZ*

Date December 29, 1982

Subject Request for City funding of park improvements
in East Cambridge Development Area.

The East Cambridge Development Project is progressing well. As always, the success of the city in redeveloping this area is dependent on the strength of our commitment and our willingness to implement the proposed public improvements as planned and in a timely way.

Our efforts to date have yielded over \$100 million dollars of projects that are constructed, in construction or are financed and proceeding into construction. These private projects include:

Nicholson Glue Rehab	4.5 million
Atheneum Press Rehab	9 million
Codman/MacComber Office	32 million
American Twine Building	11 million
Sonesta Hotel	20 million
Rowland Institute	8.5 million
Carter Ink	22 million*
Bulfinch Building	8.5 million
	115.5 million

Projects poised for construction but not yet financed include:

Wilder /Manley Office Building	28 million
Cabot, Cabot and Forbes Office Building	32 million
Charles Webb Rehab	10 million
Unihab Housing	22 million
	90 Million

Projects in planning or development sites projected for construction

Unihab Office	12 million
Carlson Office	60 million
Codman/MacComber (2nd tower)	26 million

*\$10.5 m presently committed

Casket Co. Parcel	26 million
Cohen Roger St. parcel	22 million
Cohen South Canal parcel	16 million
REITA Riverfront Parcel	30 million
Binney Street parcels	30 million
	\$222 Million

Total development in construction or planned for construction: 427 million dollars.

The City has been very successful in applying for and receiving State and Federal Funding commitments. These sources of financial assistance include:

Urban Self Help Grant #1	768,000
Urban Self Help Grant #2	400,000
Land and Water Conservation Grant	2,000,000
Urban Development Action Grant	6,800,000
Urban Self-Help Grant #3	768,000
CDAG (Community Development Action Grant)	647,400
CARD off-street parking Grant	3,000,000
Mass. Land Bank financing	2,300,000
Federal Highway	12,000,000
Urban Systems and primary funding commitment	
Total	\$28,683,400

In addition to the above, the City has two pending grant requests with a high probability of success and the MBTA has issued a request for proposal for preliminary design and engineering of the new Lechmere Mass. Transit Facility. The current probability of new station construction is very high.

.pending Economic Development administration grant (EDA)	\$4,000,000
.pending UDAG II	8,446,000
.MBTA Construction (Lechmere station)	19,000,000
Total	
	\$31,446,000

The total Federal and State financial assistance committed and pending for the East Cambridge Development area is \$60,129,400.

Progress has been steady on the public improvements:

- .Phase I construction of the Lechmere Canal Park is complete
- .Phase II - construction is scheduled for March, 1983
- .Parking garage land has been acquired. Project will be bid mid-January 1983 and in construction March, 1983.
- .Roadway 100% plans have been submitted. Right of way work is proceeding. Bridge replacement of the Lechmere Canal Bridge has just been approved and right of way work has begun. Anticipate Summer 1983 construction start
- .Preliminary design and engineering of new Lechmere Station has been initiated. Land has been acquired.
- .Land has been assembled and relocations completed to assist Wilder-Manley Development, Unihab Development and Sonesta Development.

It has become necessary to request additional financial assistance from the City Council to finish the park improvements in the Lechmere Development area. In the early stages of financial planning for this project, the Department had hoped to fund all park improvements with UDAG grants. Due to the new emphasis of the UDAG Program, UDAG funds are more restricted and funding is generally approved only for investment in private development projects. The return on investment of UDAG funds must then be used for Community Development Block Grant eligible activities.

Since the second phase of the Lechmere Canal Park and the City's local share for acquisition of the "Front Park" must be fully funded before bidding, it is not practical or possible to use projected UDAG investments to pay for these improvements.

It is also very important for the city to continue its public improvement program on schedule to demonstrate to the financial community that although the Lechmere area may now be what they refer to as a risky pioneering area, it is quickly and steadily changing. There is absolutely no doubt that without the final park improvements most of the remaining private development projects will be difficult to build, sell and lease.

The department herein requests that the City Council approve a bond issue of \$3,225,000 to finish these improvements. Exhibits A and B show how these funds will be utilized and why they are necessary.

Lechmere Canal Park

Phase I.

Appraisals	31,900
Survey	27,132
Design (to Dec. 31, 1982)	762,000
Construction	1,916,000
Resident Engineer	25,000
*Acquisition	1,091,900
Land Donations	<u>594,585</u>
	\$4,445,517

Source of Funding

LWCF	624,000
U.S.H.	1,079,000
Donation	594,585
UDAG	<u>2,147,932</u>
	\$4,445,517

*Acquisition is complicated by land swap with MBTA, Mass Land Bank financing and use of rent receipts for MBTA lot improvements.

Phase II - Lechmere Canal Park

.Acquisition \$136,860

Citgo (est) 1905 sf at \$12/sf
is equal to \$22,860

Homburger (est) 9,500 sf at \$12/sf
is equal to \$114,860

.Construction \$4,347,000

- Lechmere Canal Construction \$3,552,000

- Bulfinch Square at Otis Street 400,000

- 10% contingency for Lechmere and
Otis Street 395,000

\$4,347,000

.Design 248,000

.Resident Engineer 36,000

Total \$4,767,860

Source of Funds

LWCF \$1,376,000

USH 109,488

Wilder/Manley Contribution 250,000

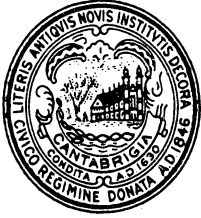
* City G.O. Bond 3,032,372
\$4,767,860

FRONT PARK

Acquisition (31,000 sf)		960,000
Construction		618,000
- Design	48,600	
Construction	540,000	
Contingency	29,400	
Administration		29,400
Total		\$1,607,400

Source of Funds

Urban Self Help	768,000
* City G.O. Bond	192,000
Community Development Action Grant (CEDAG)	647,400
Total	<u>1,607,400</u>



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

January 3, 1983

To the Honorable, the City Council:

Attached please find a copy of the memorandum from Alan Zimlicki, Chief Project Planner for the East Cambridge Development Area, detailing the progress of this project to date. Information has also been provided showing the Federal and State funding sources for this project.

Further details relating to the financing of the City's share of the Lechmere Canal Park and the Front Park will be provided in the future.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

Agenda Item Number One

#21
C 72

Re: memorandum from Alan Zimlicki, Chief
Project Planner for the East Cambridge
Development Area Re: progress of the
project to date.

1/10/1983
-Placed on File

In City Council,

January 3, 1983

12/3/1983
-Charter Right-
By
-L. Donohy-