



City of Cambridge

IN CITY COUNCIL

June 9, 1980

COUNCILLOR CRANE

WHEREAS:

The Massachusetts Bay Transit Authority is engaged in constructing an extension to the Red Line subway system at a cost of \$700 million, and considerable portions of that construction activity are or will shortly be located in residential areas of North Cambridge, including Russell Field, the neighborhood's primary open space; and

WHEREAS:

Said construction activity is scheduled to last for several years, occasioning severe neighborhood disruption and inconvenience; and

WHEREAS:

The said MBTA project will create a new transit station at Alewife/Route 2 with a 2000 car parking garage and MBTA bus station, thereby rendering the entire 360 acre Alewife industrial area more attractive to development due to increased accessibility; and

WHEREAS:

The construction of the Alewife station complex will necessitate the reconstruction of considerable portions of the Alewife roadway system with the result of further neighborhood disruption, and added accessibility and attractiveness to new development upon project completion; and

WHEREAS:

It is likely that considerable private construction will occur in the Alewife area over the next decade, generating a great deal of added automobile traffic and congestion, and causing further impacts to North Cambridge and Cambridge Highlands residential neighborhoods; and

WHEREAS:

Increased development at Alewife is likely to effect a rise in property values in the adjacent residential areas, and increased demand for housing; and

WHEREAS:

The result of this increased demand for housing is likely to be a negative effect on the stability of the North Cambridge and Cambridge Highland neighborhoods;

NOW THEREFORE BE IT RESOLVED:

That the City Council adopts the attached Alewife Development Area Stabilization Program; and

BE IT FURTHER RESOLVED:

That the City Manager is hereby ordered to put the said Program into effect starting in Fiscal Year 1981.

ALEWIFE DEVELOPMENT AREA STABILIZATION PROGRAM

Commitment

The City of Cambridge shall commit \$3.5 million to aid the residential neighborhoods adjacent to the Alewife Development Area to implement a neighborhood stabilization plan. One million dollars will be committed from Community Development Block Grant Funds, starting in Year One and running for four years. Thereafter, an additional \$2.5 million will be allocated at a rate of \$250,000.00 per year from tax monies or otherwise, for the remainder of a ten-year period as new private development begins to generate taxes to the City, which will probably occur after the projected four year period.

This funding will be granted as a special project for specific neighborhood stabilization purposes, and will be in addition to the normal funding for municipal services that can be attributed to the neighborhood surrounding the Alewife Development areas.

Influence Area Definition

The Alewife Development Influence Area is hereby defined as the two residential neighborhoods directly adjacent to the proposed Alewife Development Areas, and most impacted by construction of the MBTA Red Line subway extension: Neighborhood 11 (North Cambridge), and Neighborhood 12 (Cambridge Highlands) as shown on the Community Development Department Map "Neighborhoods" dated 1976. The Stabilization Program shall be limited to areas of residential land use as of the date of passage of this plan.

Program Commencement

The Alewife Development Area Stabilization shall commence in Fiscal Year 1981, and continue for fourteen (14) years.

Program Expenditures

All funds committed to the Development Area Stabilization Program will be used exclusively for the following purposes:

- 1) improvements to streets and sidewalks
- 2) street lighting
- 3) tree planting,
- 4) low interest home improvement loans or grants,
- 5) creation and/or improvements of outdoor recreational facilities and parks, and
- 6) any other physical improvements to the effected neighborhoods which are approved by the designated Planning Teams.

Program Planning Teams

The Development Area Stabilization Program shall be administered by the City Manager in consultation with designated Neighborhood Planning Teams for the affected residential areas. These Planning Teams shall be designated by the City Council upon recommendations of the City Manager from among existing, recognized planning groups, or new groups formed by the City Manager expressly to assist in administering the Stabilization Program.

Allocation of Funds to Neighborhood Areas

The City Manager shall allocate portions of the annual program funds to individual affected neighborhood areas based upon determined need, after consultation with the designated Planning Teams.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

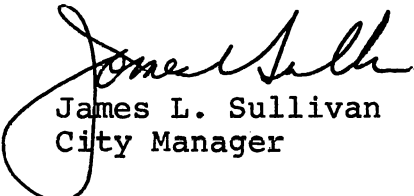
June 9, 1980

To the Honorable, the City Council:

I have read the proposed Alewife Development Area Stabilization Program, and agree upon the necessity of taking action to forestall negative impacts on nearby residential areas from new development occasioned by the Red Line extension. With the experience of the East Cambridge Stabilization Program as a guide, I believe that a stabilization program such as the one suggested will go far towards protecting our residential districts.

I, therefore, support the concept of a stabilization program in West Cambridge, and should the City Council take affirmative action on the proposal, I stand ready to begin immediate implementation in Fiscal Year 1981.

Very truly yours,


James L. Sullivan
City Manager

JLS:jp

F-285

Proposed Alewife Development Area Stabilization Program.

6/16/1980

Tracked

In City Council,

June 9, 1980

6/9/80

Referred to order
#5 of Councilor
Crane

After discussion
with City Manager
Councilor Perrone
exercised his Charter
Right -