



City of Cambridge

Councillor Graham

IN CITY COUNCIL

January 29, 1973

WHEREAS, diverse members of the Cambridge community question the validity of proposing 1700 units of luxury efficiency, one and two bedroom apartments for the surplus NASA land when the elderly and working-class families in Cambridge are being forced out of their city because of the present housing crisis and the subsequent need for the massive construction of low-income housing; and

WHEREAS, diverse members of the Cambridge community question the validity of proposing office space on the Golden Triangle when by the Cambridge Redevelopment Authority's own admission there is no demand for office space at the present time and that the office development therefore won't be built for another 5-7 years. At the same time the CRA does not intend to even attempt to replace the 2750 industrial jobs they bulldozed out of Kendall Square even though the city as a whole is suffering from an unemployment rate of 8.3% and the Inman Square--east Cambridge community has an even higher rate of 14.4%; and

WHEREAS, diverse members of the Cambridge community question the validity of building high-rise towers (some will be 34 story towers) which will cast shadows throughout Kendall Square., whip up excessive ground winds, create serious fire fighting problems, and will bring an estimated 3600 extra cars per hour through Kendall Sq. during peak hours; and

WHEREAS, diverse members of the Cambridge community seriously question the validity of the CRA's sole justification for the project--namely increased tax revenue. Cambridge tax payers have already lost over 1.5 million dollars in property taxes that would have been collected if Kendall Square hadn't been demolished. If the Golden Triangle was developed industrially and low and moderate income housing was planned for the surplus NASA land it would steeply increase tax revenues to the city above the present level for the area. Further the city has already allocated \$1 million in relocation payments, it will have to raise \$312,000 for its cash share of the urban renewal project, and when the public improvements for the area in the form of new streets, utilities, pedestrian plazas, and open spaces could conceivably cost in excess of \$10 million. Finally the CRA "estimates" of "increased tax base" as a result of urban renewal are misleading at best; and

WHEREAS, the CRA has already closed the bidding for the "Block 10" demolition contract which is to clear the remaining buildings on the Golden Triangle. The bids were closed as of December 31, 1972; and

WHEREAS, the time listed for the completion of this building by building demolition is "immediately" on many buildings and May 1st for the entire site to be cleared; and

WHEREAS, the CRA has told members of the community that the contract for the demolition will be let out by the end of January or the beginning of February; and

WHEREAS, several small businesses employing numerous service and blue collar workers remain on the site yet none of them have been informed of the Cambridge Redevelopment Authority's May 1st deadline for total demolition of the entire Kendall Square site; and



City of Cambridge

- 2 -

IN CITY COUNCIL
January 29, 1973

WHEREAS, these numerous businesses still return tax revenue to the City of Cambridge through the Cambridge Redevelopment Authority's in lieu of tax payments; and that these same businesses generate some economic activity in the area; and

WHEREAS, it may be possible to incorporate many existing firms into an industrial site plan for the Golden Triangle; and

WHEREAS, a totally demolished Kendall Square site with no housing stock left, no small businesses, and no workers may be used as a subtle form of blackmail by the Cambridge Redevelopment Authority in order to force the Cambridge City Council and the public to "hurry up and do something with the now vacant and non-tax producing land."; and

WHEREAS, it would require, at the maximum, only four months to demolish the entire Kendall Square site (if necessary and so desired) after an acceptable plan is approved by the city council;

BE IT ORDERED:-

1. That the City Manager direct the Cambridge Redevelopment Authority to postpone the finalization and signing of any contracts relating to demolition in the Kendall Square Urban Renewal Area, in any buildings that house ongoing businesses or working people, until the revised Kendall Square Urban Renewal Plan has been approved by the City Council and the Department of Community Affairs.
- 2.. That the City Manager direct the Superintendent of Buildings, Charles F. Sprague, to withhold approval and issuance of any permits for demolition in the Kendall Square Urban Renewal Area, in any buildings that house ongoing businesses or working people, until the revised Kendall Square Urban Renewal Plan has been approved by the City Council and the Department of Community Affairs.



City of Cambridge

IN CITY COUNCIL

January 29, 1973

Councillor Vellucci

ORDERED:

That the City Manager be and hereby is requested to direct the Cambridge Redevelopment Authority not to enter into any contracts for demolition of buildings nor to send any eviction notices to any business located in the Kendall Square Urban Renewal Area until this City Council has taken action on the orders considered relative to the demolition of buildings in the Kendall Square Urban Renewal Area.

In City Council January 29, 1973.
Adopted by a voice vote of 9 members.
Attest:- Paul E. Healy, City Clerk.

A true copy,

Attest:-

City Clerk.



City of Cambridge

Councillor Graham

IN CITY COUNCIL

January 29, 1973

WHEREAS, diverse members of the Cambridge community question the validity of proposing 1700 units of luxury efficiency, one and two bedroom apartments for the surplus NASA land when the elderly and working-class families in Cambridge are being forced out of their city because of the present housing crisis and the subsequent need for the massive construction of low-income housing; and

WHEREAS, diverse members of the Cambridge community question the validity of proposing office space on the Golden Triangle when by the Cambridge Redevelopment Authority's own admission there is no demand for office space at the present time and that the office development therefore won't be built for another 5-7 years. At the same time the CRA does not intend to even attempt to replace the 2750 industrial jobs they bulldozed out of Kendall Square even though the city as a whole is suffering from an unemployment rate of 8.3% and the Inman Square--east Cambridge community has an even higher rate of 14.4%; and

WHEREAS, diverse members of the Cambridge community question the validity of building high-rise towers (some will be 34 story towers) which will cast shadows throughout Kendall Square., whip up excessive ground winds, create serious fire fighting problems, and will bring an estimated 3600 extra cars per hour through Kendall Sq. during peak hours; and

WHEREAS, diverse members of the Cambridge community seriously question the validity of the CRA's sole justification for the project--namely increased tax revenue. Cambridge tax payers have already lost over 1.5 million dollars in property taxes that would have been collected if Kendall Square hadn't been demolished. If the Golden Triangle was developed industrially and low and moderate income housing was planned for the surplus NASA land it would steeply increase tax revenues to the city above the present level for the area. Further the city has already allocated \$1 million in relocation payments, it will have to raise \$312,000 for its cash share of the urban renewal project, and when the public improvements for the area in the form of new streets, utilities, pedestrian plazas, and open spaces could conceivably cost in excess of \$10 million. Finally the CRA "estimates" of "increased tax base" as a result of urban renewal are misleading at best; and

WHEREAS, the CRA has already closed the bidding for the "Block 10" demolition contract which is to clear the remaining buildings on the Golden Triangle. The bids were closed as of December 31, 1972; and

WHEREAS, the time listed for the completion of this building by building demolition is "immediately" on many buildings and May 1st for the entire site to be cleared; and

WHEREAS, the CRA has told members of the community that the contract for the demolition will be let out by the end of January or the beginning of February; and

WHEREAS, several small businesses employing numerous service and blue collar workers remain on the site yet none of them have been informed of the Cambridge Redevelopment Authority's May 1st deadline for total demolition of the entire Kendall Square site; and



City of Cambridge

- 2 -

IN CITY COUNCIL
January 29, 1973

WHEREAS, these numerous businesses still return tax revenue to the City of Cambridge through the Cambridge Redevelopment Authority's in lieu of tax payments; and that these same businesses generate some economic activity in the area; and

WHEREAS, it may be possible to incorporate many existing firms into an industrial site plan for the Golden Triangle; and

WHEREAS, a totally demolished Kendall Square site with no housing stock left, no small businesses, and no workers may be used as a subtle form of blackmail by the Cambridge Redevelopment Authority in order to force the Cambridge City Council and the public to "hurry up and do something with the now vacant and non-tax producing land."; and

WHEREAS, it would require, at the maximum, only four months to demolish the entire Kendall Square site (if necessary and so desired) after an acceptable plan is approved by the city council;

BE IT ORDERED:-

1. That the City Manager direct the Cambridge Redevelopment Authority to postpone the finalization and signing of any contracts relating to demolition in the Kendall Square Urban Renewal Area, in any buildings that house ongoing businesses or working people, until the revised Kendall Square Urban Renewal Plan has been approved by the City Council and the Department of Community Affairs.
- 2.. That the City Manager direct the Superintendent of Buildings, Charles F. Sprague, to withhold approval and issuance of any permits for demolition in the Kendall Square Urban Renewal Area, in any buildings that house ongoing businesses or working people, until the revised Kendall Square Urban Renewal Plan has been approved by the City Council and the Department of Community Affairs.

[Handwritten mark]

L. Graham MOTION to suspend Rules City of Cambridge

MASSACHUSETTS

In City Council January 29 19 73

	YEA	NAY	ABSENT
Mr. Clinton		✓	
Mr. Danehy		✓	
Mr. Duehay	✓		
Mrs. Graham	✓		
Mr. Moncreiff	✓		
Mr. Owens	✓		
Mr. Sullivan		✓	
Mr. Vellucci	✓		
Mayor Ackermann	✓		

6 3 0

Rules Suspended to introduce Resolution
SUBMITTED BY Hand Times RE Resolution
by ERA in Kendall Sq Area

2 Amendment of *L. Duchay*
City of Cambridge

MASSACHUSETTS

In City Council *January 29* 19 *73*

	YEA	NAY	ABSENT
Mr. Clinton		✓	
Mr. Danehy		✓	
Mr. Duehay	✓		
Mrs. Graham		✓	
Mr. Moncreiff	✓		
Mr. Owens		✓	
Mr. Sullivan		✓	
Mr. Vellucci		✓	
Mayor Ackermann	✓		
	<i>3</i>	<i>6</i>	<i>0</i>

Failed -

3

VOTE OF City Council City of Cambridge

on Proclamation by E. Clinton

MASSACHUSETTS

In City Council Jan. 29 19 73

	YEA	NAY	ABSENT
Mr. Clinton	✓		
Mr. Danehy	✓		
Mr. Duehay	✓		
Mrs. Graham	✓		
Mr. Moncreiff	✓		
Mr. Owens	✓		
Mr. Sullivan	✓		
Mr. Vellucci	✓		
Mayor Ackermann	✓		
	9	0	0

Amended Report by Callahan
on the order as amended



City of Cambridge

Councillor Graham

IN CITY COUNCIL

January 29, 1973

WHEREAS, diverse members of the Cambridge community question the validity of proposing 1700 units of luxury efficiency, one and two bedroom apartments for the surplus NASA land when the elderly and working-class families in Cambridge are being forced out of their city because of the present housing crisis and the subsequent need for the massive construction of low-income housing; and

WHEREAS, diverse members of the Cambridge community question the validity of proposing office space on the Golden Triangle when by the Cambridge Redevelopment Authority's own admission there is no demand for office space at the present time and that the office development therefore won't be built for another 5-7 years. At the same time the CRA does not intend to even attempt to replace the 2750 industrial jobs they bulldozed out of Kendall Square even though the city as a whole is suffering from an unemployment rate of 8.3% and the Inman Square--east Cambridge community has an even higher rate of 14.4%; and

WHEREAS, diverse members of the Cambridge community question the validity of building high-rise towers (some will be 34 story towers) which will cast shadows throughout Kendall Square., whip up excessive ground winds, create serious fire fighting problems, and will bring an estimated 3600 extra cars per hour through Kendall Sq. during peak hours; and

WHEREAS, diverse members of the Cambridge community seriously question the validity of the CRA's sole justification for the project--namely increased tax revenue. Cambridge tax payers have already lost over 1.5 million dollars in property taxes that would have been collected if Kendall Square hadn't been demolished. If the Golden Triangle was developed industrially and low and moderate income housing was planned for the surplus NASA land it would steeply increase tax revenues to the city above the present level for the area. Further the city has already allocated \$1 million in relocation payments, it will have to raise \$312,000 for its cash share of the urban renewal project, and when the public improvements for the area in the form of new streets, utilities, pedestrian plazas, and open spaces could conceivably cost in excess of \$10 million. Finally the CRA "estimates" of "increased tax base" as a result of urban renewal are misleading at best; and

WHEREAS, the CRA has already closed the bidding for the "Block 10" demolition contract which is to clear the remaining buildings on the Golden Triangle. The bids were closed as of December 31, 1972; and

WHEREAS, the time listed for the completion of this building by building demolition is "immediately" on many buildings and May 1st for the entire site to be cleared; and

WHEREAS, the CRA has told members of the community that the contract for the demolition will be let out by the end of January or the beginning of February; and

WHEREAS, several small businesses employing numerous service and blue collar workers remain on the site yet none of them have been informed of the Cambridge Redevelopment Authority's May 1st deadline for total demolition of the entire Kendall Square site; and



City of Cambridge

- 2 -

IN CITY COUNCIL
January 29, 1973

WHEREAS, these numerous businesses still return tax revenue to the City of Cambridge through the Cambridge Redevelopment Authority's in lieu of tax payments; and that these same businesses generate some economic activity in the area; and

WHEREAS, it may be possible to incorporate many existing firms into an industrial site plan for the Golden Triangle; and

WHEREAS, a totally demolished Kendall Square site with no housing stock left, no small businesses, and no workers may be used as a subtle form of blackmail by the Cambridge Redevelopment Authority in order to force the Cambridge City Council and the public to "hurry up and do something with the now vacant and non-tax producing land."; and

WHEREAS, it would require, at the maximum, only four months to demolish the entire Kendall Square site (if necessary and so desired) after an acceptable plan is approved by the city council;

BE IT ORDERED:-

1. That the City Manager direct the Cambridge Redevelopment Authority to postpone the finalization and signing of any contracts relating to demolition in the Kendall Square Urban Renewal Area, in any buildings that house ongoing businesses or working people, until the revised Kendall Square Urban Renewal Plan has been approved by the City Council and the Department of Community Affairs.
- 2.. That the City Manager direct the Superintendent of Buildings, Charles F. Sprague, to withhold approval and issuance of any permits for demolition in the Kendall Square Urban Renewal Area, in any buildings that house ongoing businesses or working people, until the revised Kendall Square Urban Renewal Plan has been approved by the City Council and the Department of Community Affairs.



City of Cambridge

Councillor Vellucci

IN CITY COUNCIL

January 29, 1973

ORDERED:

That the City Manager be and hereby is requested to direct the Cambridge Redevelopment Authority not to enter into any contracts for demolition of buildings nor to send any eviction notices to any business located in the Kendall Square Urban Renewal Area until this City Council has taken action on the orders considered relative to the demolition of buildings in the Kendall Square Urban Renewal Area.

In City Council January 29, 1973.
Adopted by a voice vote of 9 members.
Attest:- Paul E. Healy, City Clerk

A true copy,

Attest:-

A handwritten signature in cursive script that reads "Paul E. Healy".

City Clerk.

January 18, 1973

Cambridge Tenants' Organizing Committee
595 Massachusetts Avenue
Cambridge, Massachusetts 02139

The Hard Times
90 Hampshire Street
Cambridge, Massachusetts 02139

Re: Response to Reaction to Concept Plan
Kendall Square Urban Renewal Area
Project No. Mass. R-107

Gentlemen:

We have received a copy of a pamphlet entitled "Stop Kendall Square Project", published by the Cambridge Tenants' Organizing Committee (CTOC) and The Hard Times with certain technical assistance provided by Urban Planning Aid, Inc. (UPA). We are concerned about a number of inaccuracies which deserve correction.

In the preface of this pamphlet, you assert that "on the national level urban renewal has been responsible for destroying over 500,000 low income housing units while only 75,000 units have been built in their place." We note that you have made no reference to the number of vacant, delapidated, or substandard units, hazardous to the health and safety of their occupants, which have been removed. While you do not identify the source of such information, apparently UPA has not chosen to make available up-to-date information on the conduct of urban renewal activities.

According to the 1971 Statistical Yearbook, urban renewal agencies around the country had a relocation caseload, as of June 30, 1971, of 492,764 families and individuals of all income levels. The same agencies had planned, as of that date, 324,615 new dwelling units of which 243,372 had been completed or were under construction. Of those dwelling units, 42,477 are public housing and a

significant portion of the remainder are subsidized for low- and moderate-income occupancy.

Regardless of what has happened in the national level, it is more important to look at what has happened in Cambridge. In the section of your pamphlet entitled "Housing", you assert that "the CRA has demolished more low-income housing than they have built." In fact, the Authority has demolished or is scheduled to demolish 278 dwelling units predominantly occupied by families or individuals of low- and moderate-income, in previous, including the Rogers Block, or existing urban renewal projects. While the Authority is not empowered to construct dwelling units directly, it has caused a total of 364 dwelling units to be constructed by developers on urban renewal land in Cambridge. Of these dwelling units, 296 are, in fact, for low- and moderate-income families and the elderly, providing more than a one to one ratio of such new units to relocatees of low- and moderate-income.

You go on to assert that "none of the proposed apartments are larger than 2 bedrooms." Your researcher evidently chose to ignore materials made available to him which indicated that a minimum of 5% or 68 of the proposed dwelling units would contain 3 bedrooms and that within the Authority concept plan as many as 140 dwelling units containing 3 and 4 bedrooms could be made available.

That researcher also chose to ignore the possibility of 25% of the 1,750 proposed dwelling units being made available for low- and moderate-income families or elderly.

You also assert that the Authority's housing plan has a density of over 135 dwelling units per acre. In fact, the Authority's concept plan shows a maximum residential density of 120 dwelling units per acre as permitted in the Urban Renewal Plan for Kendall Square, approved by the City Council in 1965.

Your section on housing also appears to ignore the existence of rent control in Cambridge and the fact that, according to the City's Planning and Development Department, a sufficient quantity of low-income elderly housing is now under construction in the eastern part of Cambridge.

In the section of your pamphlet entitled "History", it is asserted that the Authority displaced 1,500 Lever Brothers workers and more than 230 units of low-income housing on the Rogers Block site. It is important to note that the Rogers Block Urban Renewal Project did not include the Lever Brothers plant and encompassed only 133 dwelling units.

It is also implied that 2,750 jobs have been lost due to clearance activities in the Kendall Square Urban Renewal Project. In the section of your pamphlet entitled "Jobs", you assert that "only 30% of the industries that left the Kendall Square area were relocated in the Cambridge labor market." In fact, 48 firms employing 1,695 people, were relocated within the City of Cambridge. An additional 43 firms, employing 781 people, were relocated within the MBTA district so that at least 80% of the employment in Kendall Square industries was relocated within the Cambridge labor market. An additional 10 firms employing 251 people were relocated within the Route 128 perimeter resulting in a full 88% of Kendall Square jobs remaining accessible to the employees living in Cambridge or elsewhere within the greater Boston area.

You go on to assert that the Authority does not indicate what kind of jobs might be provided within its concept plan and that most of those jobs would go to professionals and businessmen. Again you apparently chose to ignore the materials made available to you which indicate that as many as 3,775 of the 5,760 projected jobs would go to clerks, secretaries, salespersons, craftsmen, foremen, operatives, laborers, servicemen, and others which might be classified as blue collar workers. The reports made available to you indicate that such jobs would be available in various growing businesses providing the "good jobs that will provide a decent income to live on and security for workers" in which you assert to be interested.

We note with interest that you chose to use a photograph showing the demolition of the old Badger Company building with the new Badger building in the background. This dramatically demonstrates the preservation of jobs within Cambridge in new and improved quarters providing better working conditions for the employees.

In the section of your pamphlet entitled "Taxes" you assert that the urban renewal authorities have a sordid history of never keeping their promises relevant to tax revenue. According to the 1971 HUD Statistical Yearbook, assessed valuations in urban renewal projects have increased 261% as a result of redevelopment activities. A more recent study performed by HUD indicates that, on a national average basis within urban renewal projects, actual real estate tax revenue has increased as much as 395% due to urban renewal activities.

Again, it is more important to look at what has happened in Cambridge. The Technology Square development, part of which is located in the Rogers Block Urban Renewal Area, pays over \$500,000 in annual real estate taxes compared with \$135,000 collected prior to that development.

You go on to assert that "The ultimate logic of the CRA's approach to producing city revenue is to replace poor and working class neighborhoods with higher tax-paying businesses and housing developments." That assertion is indefensible in light of (1) the fact that Kendall Square was not a residential neighborhood prior to urban renewal, (2) the new 240 unit low- and moderate-income housing development which replaced vacant and underutilized industrial land in the Walden Square Urban Renewal Area without displacing a single family, and (3) the fact that the Authority is conducting a neighborhood conservation program in the Wellington-Harrington Urban Renewal Area, providing among other things a new 56 unit low- to moderate-income cooperative housing development on a site formerly comprised mainly of junk yards, and the financing of residential rehabilitation including that referred to in the preface of your pamphlet.

In the section of your pamphlet entitled "Environment" you suggest that the Authority is trying to revive the Inner Belt. You apparently chose to ignore the fact that the Authority's traffic consultant, Barton-Aschman Associates, is the same consultant employed by the City to assist it in the defeat of the Inner Belt. You further chose to ignore that consultant's recommendation for the improvement of the City's existing street system as the means of handling traffic generated by new development in Kendall Square.

In your summary and conclusion you suggest that the project as currently conceptualized should not be undertaken, that non-tax producing uses be constructed in Kendall and that the City finance the cost of its services through a steeply graduated income tax. It is important to note here that the proposal for such a graduated income tax was defeated on the ballot in November 1972 by a 2 to 1 margin.

While we welcome your intense interest in this most important urban renewal undertaking, we deplore this inaccurate, if not irresponsible, product of advocate planning assistance and suggest that you re-examine the information available to you.

Sincerely yours,

Robert F. Rowland
Executive Director

RFR:cal

cc: Urban Planning Aid, Inc.

WHEREAS, these numerous businesses still return tax revenue to the City of Cambridge through the Cambridge Redevelopment Authority's in lieu of tax payments, and that these same businesses generate some economic activity in the area; and

WHEREAS, it may be possible to incorporate many existing firms into an industrial site plan for the Golden Triangle; and

WHEREAS, a totally demolished Kendall Square site with no housing stock left, no small businesses, and no workers may be used as a subtle form of blackmail by the Cambridge Redevelopment Authority in order to force the Cambridge City Council and the public to "hurry up and do something with the now vacant and non-tax producing land." ; and

WHEREAS, it would require, at the maximum, only four months to demolish the entire Kendall Square site (if necessary and so desired) after an acceptable plan is approved by the city council;

BE IT ORDERED: —

1. That the City Manager direct the Cambridge Redevelopment Authority to postpone the finalization and signing of any contracts relating to demolition in the Kendall Square Urban Renewal Area, ^{THAT HOUSING ANY PLACE BUSINESS OR WORKING PEOPLE} until the revised Kendall Square Urban Renewal Plan ~~has been approved by the City Council and the Department of Community Affairs.~~

2. That the City Manager direct the Superintendent of Buildings, Charles F. Sprague, to withhold approval and issuance of any permits for demolition in the Kendall Square Urban Renewal Area, until the revised Kendall Square Urban Renewal Plan has been approved by the City Council and the Department of Community Affairs.

Blue Colton W...

lu

1/ That clear by 7/2 lu and dk
2/ clear by 7/2 lu and dk

in the

TO: The Housing Policy Committee and the Cambridge City Council
FROM: The HARD TIMES and The Cambridge Tenants' Organizing Committee
RE: Kendall Square Demolition

WHEREAS, diverse members of the Cambridge community question the validity of proposing 1700 units of luxury efficiency, one and two bedroom apartments for the surplus NASA land when the elderly and working-class families in Cambridge are being forced out of their city because of the present housing crisis and the subsequent need for the massive construction of low-income housing; and

WHEREAS, diverse members of the Cambridge community question the validity of proposing office space on the Golden Triangle when by the Cambridge Redevelopment Authority's own admission there is no demand for office space at the present time and that the office development therefore won't be built for another 5-7 years. At the same time the CRA does not intend to even attempt to replace the 2750 industrial jobs they bulldozed out of Kendall Square even though the city as a whole is suffering from an unemployment rate of 8.3% and the Inman Square--east Cambridge community has an even higher rate of 14.4%; and

WHEREAS, diverse members of the Cambridge community question the validity of building high-rise towers (some will be 34 story towers) which will cast shadows throughout Kendall Square., whip up excessive ground winds, create serious fire fighting problems, and will bring an estimated 3600 extra cars per hour through Kendall Sq. during peak hours; and

WHEREAS, diverse members of the Cambridge community seriously question the validity of the CRA's sole justification for the project--namely increased tax revenue. Cambridge tax payers have already lost over 1.5 million dollars in property taxes that would have been collected if Kendall Square hadn't been demolished. If the Golden Triangle was developed industrially and low and moderate income housing was planned for the surplus NASA land it would steeply increase tax revenues to the city above the present level for the area. Further the city has already allocated \$ 1 million in relocation payments, it will have to raise \$312,000 for its cash share of the urban renewal project, and when the public improvements for the area in the form of new streets, utilities, pedestrian plazas, and open spaces could conceivably cost in excess of \$10 million. Finally the CRA "estimates" of "increased tax base" as a result of urban renewal are misleading at best; and

WHEREAS, the CRA has already closed the bidding for the "Block 10" demolition contract which is to clear the remaining buildings on the Golden Triangle. The bids were closed as of December 31, 1972; and

WHEREAS, the time listed for the completion of this building by building demolition is "immediately" on many buildings and May 1st for the entire site to be cleared; and

WHEREAS, the CRA has told members of the community that the contract for the demolition will be let out by the end of January or the beginning of February; and

WHEREAS, several small businesses employing numerous service and blue collar workers remain on the site yet none of them have been informed of the Cambridge Redevelopment Authority's May 1st deadline for total demolition of the entire Kendall Square site; and

(OVER)



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

January 29, 1973

Mr. John H. Corcoran
City Manager
Cambridge City Hall
Cambridge, Massachusetts 02139

Re: Proposed Demolition Activities
Kendall Square Urban Renewal Area
Project No. Mass. R-107

Dear Mr. Corcoran:

It has come to our attention that a proposed resolution has been transmitted to the Cambridge City Council which would direct the Redevelopment Authority to cease demolition work in the Kendall Square Urban Renewal Project.

Bids have been opened on Site Clearance and Demolition Contract No. 10. The Authority will consider the award of that contract at its next meeting. The contract provides for the demolition of 15 structures, one of which is located in the Wellington-Harrington Urban Renewal Area. Of the 14 structures located in Kendall Square, eight are already vacant and two are partially vacant. The remaining four structures could be vacated by May 1, 1973. All occupants of these properties were notified by certified mail on July 7, 1972 of the Authority requirement that the properties be vacated by December 31, 1972.

The structure located in Wellington-Harrington is vacant. Its demolition will permit the rehabilitation of an owner-occupied three-family structure attached to it under the Section 312 three percent interest rehabilitation loan program. Delay of this demolition could render that rehabilitation unfeasible, imposing a hardship on the owner-occupant.

The purpose of the proposed contract is (a) to provide as urged by the Cambridge Fire Department for the prompt demolition of vacant properties which represent a hazard to the community, (b)

to enable the Authority to demolish additional properties as soon as they become vacant, and (c) to clear an area where major public improvements must take place to support new development in the Triangle site.

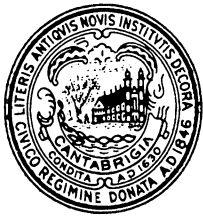
In view of the fact that the Cambridge City Council has not been requested to take certain public actions considered essential to the commencement of new development on the Triangle site, the Authority obviously will not proceed to forceably evict remaining occupants of the project area for demolition purposes until such City Council actions have been taken.

Sincerely yours,



Robert F. Rowland
Executive Director

RFR:rjt



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

16.

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

January 29, 1973

To the Honorable, the City Council:

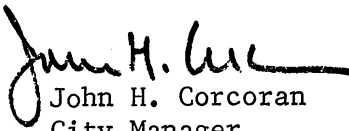
I transmit herewith self-explanatory communication from Robert F. Rowland, Executive Director of the Cambridge Redevelopment Authority, relative to a communication and proposed resolution which would direct the Redevelopment Authority to cease demolition work in the Kendall Square Urban Renewal area.

It is my strong feeling that the Cambridge Redevelopment Authority should proceed with demolishing all vacant buildings in the Kendall Square area in accordance with the original Urban Renewal plan.

As the Authority indicates in its letter no present occupants in the project area will be forcibly evicted until such time as the City Council takes necessary actions required for new development.

I strongly urge that your Honorable Body not accept this resolution now before you.

Very truly yours,


John H. Corcoran
City Manager

JHC/b

Calendar #16. ~~#14~~ 28919

Comm. from John H. Corcoran, relative to proposed resolution before the City Council which would direct the Cambridge Redevelopment Authority to cease demolition work in the Kendall Square Urban Renewal Project.

Calendar #14

Feb 12/73

7/2/73

In City Council

Placed on File January 29, 1973

Placed on file

Discarded

Advised

Second Order

Amended

and
Change Right

exercised by

E. Sullivan