

City of Cambridge

MASSACHUSETTS

In City Council June 25 1979

18

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Duehay	✓			
Mr. Frisoli			✓	
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan	✓			
Mr. Wellucci	✓			
Mr. Wylie	✓			
Mayor Danahy	✓			

8 0 1

*Chick
per
11*



City of Cambridge

IN CITY COUNCIL

June 25, 1979

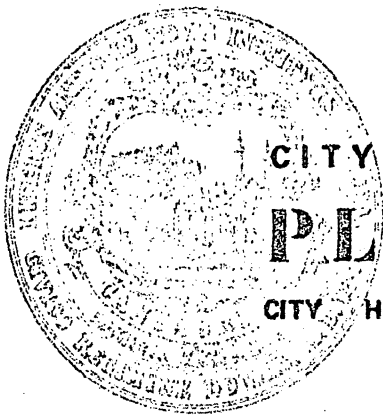
ORDERED: That the Cambridge City Council accept the recommendation of the Cambridge Planning Board, dated June 22, 1979, to approve the application for a 121A East Cambridge Community Development Corporation. A copy of this recommendation is attached for reference; and be it further

ORDERED: That the City Manager is hereby requested to take appropriate action and forward a certificate of approval of this application for an East Cambridge 121A Development Corporation to the Massachusetts Department of Community Affairs for final review and processing.

In City Council June 25, 1979.
Adopted by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 22, 1979

To the Honorable, the City Council

Re: Cambridge Planning Board Recommendation Regarding the Application
for a 121A East Cambridge Community Development Corporation

As required by Massachusetts General Laws Chapter 121A URBAN DEVELOPMENT CORPORATIONS (as amended) Section 6, the Planning Board is required to file a written report approving or disapproving proposed 121A corporations. The Planning Board and the City Council have held the required hearings and make the following findings and recommendations.

FINDINGS

The Cambridge Planning Board finds that the project area is a blighted open and decadent area within the meaning of Section 1 of Chapter 121A of the General Laws because it is detrimental to the safety, health, morals, welfare and sound growth of East Cambridge and extremely difficult to develop through the ordinary process of private enterprise.

The Lechmere development area was built as an industrial district on filled land along the Charles River. Filling began in the 1830's between the Monsignor O'Brien Highway and the Lechmere Canal; the area between Commercial Avenue and Cambridge Parkway was not available for development until after 1900. The Lechmere area was occupied primarily by heavy industrial and storage uses such as oil storage depots, furniture manufacturers, barrel factories, scrap metal companies, the original Lechmere Sales, lumber companies, a large Jordan Marsh warehouse, glue factories, stone and gravel works, signal manufacturers, gas stations, the National Casket Company and various warehousing operations.

In the late 1940's the Cambridge Industrial Commission sold land to a developer who built a row of regional warehouses with limited office space for G. E., Squibb, Parke-Davis and Warren Brothers. This development was designed to clean up Cambridge as viewed from Boston. None of these original tenants remain.

Industrial use was quite intense during the forties. The 1950's, 1960's and early 1970's saw a period of steady change in industrial land use patterns. The industrial character of this area went through major land use alterations and changes which culminated in an exodus and decay of industrial uses. The buildings along Commercial Avenue lost their original tenants, low margin retail expanded, the Jordan Marsh Warehouse burned, the National Casket Company was demolished, the Carter Ink Company moved out, most of the heavy industrial uses moved out, and thousands of jobs were lost. The transition and decay of land uses have made the area one of the most blighted and underutilized areas in the metropolitan region.

The deterioration of this area became a principal topic of the East Cambridge residential neighborhood during the City's comprehensive planning process in 1974. The City of Cambridge, to offer guidance for this comprehensive planning process, published the "East Cambridge Neighborhood Profile." The neighborhood profile documented some of the major indicators of change. The Employment and Industry indicator stated that between 1970 and 1971 the East Cambridge industrial area lost 1361 jobs as a result of firms moving out of the area.

"Operating Characteristics of Industrial Firms Changing Cambridge Locations" published by Cambridge, 1977 presents case interviews with 26 different firms which had decided to move out of Cambridge. Five of these firms moved from the East Cambridge industrial area. The following summaries reveal the changing nature of the industrial land uses.

Acoustic Research occupied space adjacent to the 121A area on Thorndike Street. The firm employed 280 people at the time of their move. AR moved because their space was "too expensive, too old and too costly to restore."

Analog Devices, Inc. employed about 250 people at the time of departure. Analog stated "Increased scale of operation, the need for cheap land for expansion potential, the need for high quality, single story space to accommodate sophisticated production requirements and finally labor market competitiveness were compelling factors for their move."

Magnetic Corporation of America employed 75 workers at the time of their move. "Magnetic reported that their concern for personal safety was a factor in their move. Many who worked late found their cars stolen. There were break-ins."

Carters Inc, in the Riverfront project area, employed 525 workers at the time of the move. Carters moved their manufacturing operation to Tennessee.

National Casket Company, in the Riverfront project area, employed up to 175 production workers at the time of closing. They moved due to transportation costs for materials and taxes. They expressed a preference for a one-story operation.

In addition to the firms discussed above, Draper Laboratories moved from two buildings on the Riverfront to a new, more efficient laboratory facility in Technology Square in the fall of 1977. These two buildings were vacant between fall 1977 and fall 1978. In fall 1978 part of one building was occupied and the other building was leased on a tenancy at will basis at low rents.

The severe job loss, vacant land, demolitions and vacant and underutilized buildings led the Cambridge Planning Board and the Mayor of Cambridge at that time, an East Cambridge resident, to initiate an urban design study. The goal of the study was to develop a viable plan to turn the area around and build on its most positive physical and business features. This study was conducted over a one and one-half year period with several public hearings and many public discussions. The resulting plan built on the existing amenities in the area such as the proximity to Boston, the Riverfront location, the existing mass transit facilities, and the location of the area within the regional highway network. The plan proposed massive public improvements which would provide the residential neighborhood with needed open space, highway, mass transit and parking facilities and revitalize the development area. A strong and concerted public effort was seen as the only way to stop con-

tinued decay and blight. The East Cambridge Riverfront plan was the result of this long planning process and was published in May 1978. Since the publication of this document the City has initiated a major amendment to the Cambridge Zoning Ordinance which recognized the land use shifts in the East Cambridge industrial area and adopted the design districts as recommended in the "East Cambridge Riverfront Plan." This rezoning was adopted by the City Council in December 1978.

In July of 1978, the City received notification from the U. S. Department of Housing and Urban Development that a 6.8 million dollar Urban Development Action Grant had been awarded to implement public improvements, promote economic development and create jobs in the Lechmere development area.

The City has continued to focus on this area as a high priority project designed to reverse the long history of decay, blight and underutilization. The formulation of this development corporation is part of this ongoing effort.

The large number of vacant and underutilized buildings, the large amount of vacant and underutilized land in combination with extremely expensive new construction costs and one of the most inadequate and overtaxed transportation systems in the region have led to loss of jobs, spread of blight, deterioration, disinvestment and a serious breakdown of the ordinary operations of private enterprise. Crime is continually present, and is evidenced by serious car thefts and vandalism. The above findings are based on the following:

1. The 121A area consists of approximately 60 acres of private developable land. Within this area, there are approximately 22.4 acres of vacant land and underutilized land. Fifty percent of this total is vacant blighted land. The addition of vacant land abutting the 121A project area brings the above total to 28 acres.
2. The 121A area as proposed includes about 165,700 square feet of vacant or underutilized buildings. Other vacant buildings abutting the 121A project area include the Carter Ink building (140,000 square feet), the Athenaeum Press building (340,000 square feet) and the Bulfinch building (90,000 square feet). The addition of these abutting properties brings the total of vacant or underutilized building space to 580,000 square feet. All of the vacant buildings are subject to fire, vandalism and general safety problems for the abutting East Cambridge residential neighborhood. They are also a detriment to the ordinary operations of private enterprise and represent a substantial change in business, economic conditions and practices.
3. New construction in the 121A area is costly and includes a very high investment risk, because of the extensive blight and deterioration. Soil studies have shown that major construction will require piles to depths of 50 to 100 feet depending on the exact location of the construction. The water table throughout this area is about 6 feet below ground level which means that expensive, structured above ground parking is required in most instances.
4. Traffic problems in the project area are presently severe. These problems are manifested by congestion on Monsignor O'Brien Highway, Commercial

Avenue, Cambridge Parkway and First Street. Major public actions and coordinated private development are necessary to alleviate these problems and create a more positive climate for private development.

5. The project area is decadent and detrimental to the safety, health, morals and sound growth of the community because of the existence of vacant, deteriorated, obsolete buildings and because buildings, such as the National Casket Company building, have been torn down and not replaced. The history of the area is a clear statement in itself, that buildings are not being replaced or renovated. It has been extremely difficult, and in some cases, not possible to lease vacant buildings. Several of the buildings that have been leased are leased at below potential market rents and in the case of one of the underutilized buildings, the sub-leasee is paying less than the lessor is obligated to pay the owner.

The area is also decadent because of lack of public amenities, open space, obsolete street patterns, debris and incompatible uses.

The Cambridge Planning Board makes the following additional determinations in regards to the proposed 121A project for the East Cambridge/Lechmere Development area.

- a) The proposed 121A project does not contravene zoning, subdivision, health, or building ordinance rules and regulations. The 121A project has been developed to implement the East Cambridge Riverfront plan as generally presented in a publication entitled "East Cambridge Riverfront Plan," City of Cambridge, May 1978. The zoning for the development area was redrafted and approved in December 1978 for the purpose of implementing the above mentioned East Cambridge Riverfront development plan.
- b) The proposed 121A project does not conflict with any master plan made under authority of Chapter 41.
- c) The proposed project is not detrimental in any way to the best interests of the public or Cambridge or the public safety and convenience. The project is consistent with plans for suitable development of the city and in fact, has been developed to specifically implement development plans of the city. This project is coordinated with City, State and Federal agencies and serves a definite public purpose.
- d) The project will constitute a public use and benefit. The project is coordinated with funding under the Urban Development Action Grant Program, Federal Highways Program, Block Grant Program, State Self-Help Program and other city, State and Federal programs. The overall project includes open space, roadway, parking garage, community facility, mass transit and other public improvements. Existing property taxes being generated in the 121A area equal \$670,359. Projected property taxes from new development as outlined in the East Cambridge Riverfront plan will equal approximately 5 million dollars, or seven times existing taxes. Two thousand seven hundred and eighty-eight construction jobs in man years are projected for the 121A project area. At least 4700 additional permanent jobs are projected as a result of implementation of the Riverfront plan for the 121A project area.

The 121A project area is the major part of the East Cambridge development project and successful completion of the 121A area project is expected to have positive development impacts on surrounding land uses.

- e) No families will be displaced by this project. Any business relocations will be implemented in accordance with State and Federal relocation procedures.

In view of the above determinations and the public purpose of this project, the Cambridge Planning Board herewith approves this project and recommends approval by the Cambridge City Council.

Respectfully submitted,

For the Planning Board



Arthur C. Parris
Chairman

ACP:jp

HOTEL
SONESTA

RECEIVED

'79 JUN 11 PM 2 41

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

June 11, 1979

Mr. Arthur Paris
Chairman, Planning Board
Community Development Department
57 Inman Street
Cambridge, Massachusetts

Dear Mr. Paris:

I would like to take this means to re-state Hotel Sonesta's profound interest in the speedy commencement of the East Cambridge Re-development project.

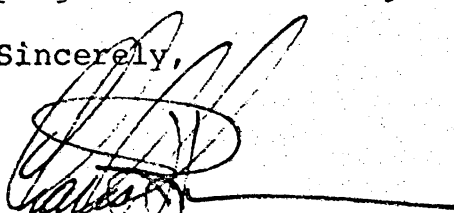
As property owners, we have witnessed the steady and shameful deterioration of our surroundings. The area has not only evolved into a blighted and under-utilized land mass but one that has in the last year attracted car thieves of un-paralleled and blatant proportions.

The re-development scheme which has been proposed would obviously dramatically counter this decline and spark new interest in this potentially beautiful and well-situated area.

Our company has on many occasions voiced support of this project. We are willing to undertake a major hotel expansion that would greatly enhance the over-all neighborhood and give rise to increased hotel employment.

We are hopeful that the meeting Wednesday night will see progress in achieving these goals.

Sincerely,



Charles Popper
Vice President and Managing Director

CP:nc

WINER AND ABRAMS
COUNSELLORS AT LAW

73 TREMONT STREET
SUITE 200

BOSTON, MASS. 02108
73 JUN 11 PM 2 39

SAMUEL ABRAMS (1926-1960)
LOUIS WINER (RETIRED)
GEORGE S. ABRAMS
HERBERT H. HERSHFANG
BARRY RAVECH
MARK D. SHUMAN
SHELLEY M. DRAPER

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

OF COUNSEL
GILBERT S. BASS
TELEPHONE
AREA CODE 617
723-6150

June 11, 1979

Mr. Arthur Paris, Chairman
Planning Board
Community Development Department
57 Inman Street
Cambridge, MA 02139

Dear Mr. Paris:

My name is George S. Abrams and I am attorney for Sonesta International Hotels. I am writing this letter in support of the 121A Application in the Lechmere Canal area.

Sonesta International Hotels currently has a 200-room hotel facility in the area in question. At the time we constructed this hotel, we did so knowing that parts of the area were in a run-down and blighted condition. We were hopeful, however, that the addition of our fine hotel facility would encourage improvement of the area and a better use of the land.

Unfortunately, the area has remained blighted and underdeveloped and has in fact deteriorated substantially through the years. In some instances the run-down aspect of the surrounding property and land has encouraged robberies and other disruptive activities and led to many people avoiding the area, particularly at night.

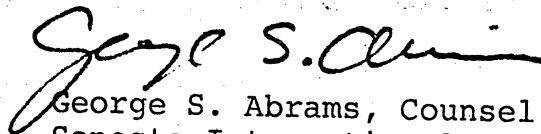
Sonesta International Hotels supports the establishment of a 121A corporation. We feel the area in question lends itself to development into one of the finest hotel, business, and residential areas in all Greater Boston. I am able to state today that should the 121A designation be approved, Sonesta International Hotels is prepared to substantially improve and expand its present facilities. We

would hope to increase our available hotel rooms from 200 to approximately 400 and our function and conference facilities on a similar scale. We would expect to provide a number of additional jobs because of this expansion for people in the immediate area.

We are ready to commit ourselves to an additional capital investment in the Lechmere Canal area of \$12,000,000 to \$15,000,000 over the next three to four years if the 121A is approved and other details worked out. In fact, we expect our capital investment in the area to be in the area of \$20,000,000 over a longer period if matters continue to move forward.

We believe the 121A corporation is in the best interest of all of the people of Cambridge, that it will ensure a proper development of this area, that it will allow housing, hotel facilities, business development, and other activities beneficial to the vast majority of the citizens and will allow the blighted and run-down and destructive decay of the area to be reversed once and for all.

Sincerely,



George S. Abrams, Counsel
Sonesta International Hotels

GSA:rc0

MAURICE M. COHEN

June 12, 1979

Cambridge Planning Board
Cambridge, Mass
Att: Mr. Donald Balcom

Gentlemen:

As a major landowner in East Cambridge for many years, we want to be listed in favor of the efforts to set up an East Cambridge development corporation.

This positive effort by the City of Cambridge will improve the area by turning around its vacancies, blight and deterioration.

In our opinion, the work of this proposed corporation will be a great benefit for the community and we endorse the idea.

Yours truly,
The Mezuries Realty Trust
Maurice M. Cohen, Trustee
William P. Cohen, Trustee

C.E.O.C.

EAST CAMBRIDGE PLANNING TEAM

11 Inman Street

RECEIVED

Cambridge, Mass. 02139

'79 JUN 11 PM 3 20

CAMBRIDGE COMMUNITY 1979
DEVELOPMENT DEPT.

Mr. Arthur Parris, Chairman
Cambridge Planning Board
c/o Don Balcom
Community Development Department
57 Inman Street
Cambridge, Massachusetts 02139

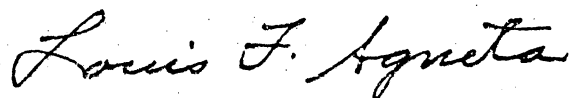
Dear Mr. Parris:

We the East Cambridge Planning Team and the residents of East Cambridge strongly support the intent of the 121A Development Corporation in its effort to facilitate the development of the East Cambridge/Lechmere Riverfront.

The people of East Cambridge are meeting weekly and working hard to develop plans for neighborhood stabilization and improvement. We feel that the 121A development process is essential in realizing the Riverfront Plan and in eliminating the blighted and deteriorated conditions which have been an eyesore and a negative influence on the neighborhood.

It is our belief that the 121A Development Corporation offers a sensible and responsive way to halt the deterioration of the Riverfront and provide for the quality development we all would like to see.

Sincerely yours,



Louis F. Agneta
President. E.C.P.T.

unihabinc.

June 12, 1979

Mr. Arthur Parris, Chairman
Planning Board
Community Development Department
57 Inman Street
Cambridge, Massachusetts
02139

Dear Mr. Parris:

This letter is to inform you of our interest in the Lechmere Canal area in East Cambridge. We currently have an agreement to purchase approximately two acres of land bordering the Canal from the Museum of Science. We intend to build 120 units of housing and 30,000 square feet of office space on this site.

The potential amenity of the site is very great in terms of location, access to the river, transportation and views. The area presently is deteriorated to an extent that a development of the nature we propose would be completely impossible. No bank or investor would be willing to take such a risk.

We hope, therefore, you will encourage the upgrading of this area in a manner consistent with the East Cambridge Riverfront Plan, which will enable us to move forward with our proposed development. We believe the current usage of this area grossly underutilizes its potential to the city, and intend in this letter to make known our intention to be part of a plan to better utilize this potential.

Sincerely yours,



Arthur A. Klipfel, President

AAK/lac

C.E.O.C.

EAST CAMBRIDGE PLANNING TEAM

11 Inman Street

RECEIVED
'79 JUN 11 PM 3 20

Cambridge, Mass. 02139

June 8, 1979

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

Mr. Arthur C. Parris, Chairman
Cambridge Planning Board
c/o Cambridge Community Development Dept.
57 Inman Street
Cambridge, Massachusetts 02139

Dear Mr. Parris:

At the June 7, 1979 meeting of the East Cambridge Stabilization Committee a motion was unanimously passed requesting that the Committee be placed on record as being strongly supportive of the intent and process of the East Cambridge 121A Development Corporation.

It is our belief that the 121A Corporation offers a mechanism, sensitive to community needs and input, that will facilitate the development and enhancement of the East Cambridge/Lechmere Riverfront. The blight and deteriorated condition of the 121A area has long been a concern and a debilitating influence on the neighborhood. It is our conviction that the 121A Corporation is a reasonable approach in assuring the development of the Lechmere/Riverfront area and with it the creation of jobs, substantial tax revenue and the improvement of the quality of life in the East Cambridge community.

Respectfully,

The Members of the East Cambridge
Stabilization Committee

EAST CAMBRIDGE STABILIZATION COMMITTEE

* Luke Agneta	25 Eighth St.
Frank Budryk	69 Spring St.
George Chicariello	104 Sixth St.
Rocco Collazzo	47 Gore St.
* Anthony D'Onofrio	122 Gore St.
Elaine Daly	72 Sciarappa St.
* Ken Daly	72 Sciarappa St.
Edward DeLuca	129 Second St.
* Sandra DiMaio	58 Fulkerson St.
Mary DiPietro	150 Spring St.
* James Fitzgerald	137 Otis St.
* Jennie Iantosca	12 Winter St.
* Alfred LaRosa	118 Thorndike St.
Joseph Lencki	69 Sixth St.
* John Maddalo	117 Thorndike St.
* Frank Manganelli	109 Gore St.
* Joseph Martignetti	50 Spring St.
Sandra McSheffery	146 Spring St.
Charles Nowiszewski	114 Spring St.
* Tom Petrillo	6 Second St.
Nick Ragno	74 Gore St.
* Margie Spera	12 Sciarappa St.
Joe Szulcwski	126 Otis St.
* Tim Toomey	30 Eighth St.
* Robert Travers	54 Fulkerson St.
Peter Vellucci	223 Hurley St.
* Dorothy Vetrano	49 Gore St.
* E. Lane Whiting	90 Spring St.

*Committee members present at the June 7, 1979 meeting

Graham Gund Associates, Inc.

Architects and
urban planners 12 Arrow Street Telephone
Cambridge 617 661-0910
Massachusetts
02138

June 12, 1979

Mr. Arthur Parris, Chairman
Cambridge Planning Board
c/o Don Balcom
Community Development Department
57 Inman St.
Cambridge, Ma. 02139

'79 JUN 12 PM 2 30

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

Gentlemen:

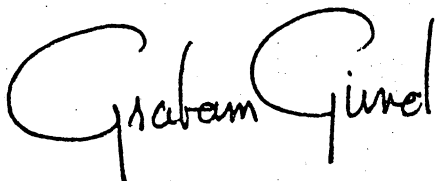
We are writing in support of the proposed formation of an East Cambridge Community Development Corporation.

As you may know, we have recently been designated as Architect/Developer of the Bulfinch Courthouse renovation for the Cambridge Multi-Cultural Arts Center. We will restore these National Landmark buildings, provide a new home for the CMAC, and accommodate retail, commercial, and office tenants. Because of the unusual financial structure of the project, it is imperative that the economic upgrading which is part of the East Cambridge Riverfront Plan be implemented as rapidly as possible. We see the proposed E.C.C.D.C. as the most feasible vehicle to put the entire area's redevelopment into line.

From an architectural point of view as well, the area requires improvement. The blighted appearance and deteriorated condition of some buildings, we have found, prevents lenders and investors from taking our renewal plans seriously. We have a strong desire to see accompanying improvements take place now in order to mesh with the aggressive timetable which we and the CMAC have adopted.

We support an East Cambridge Community Development Corporation and urge your support of it, as well.

Sincerely,



Graham Gund

GG/lS

NAJARIAN DEVELOPMENT CORP.

617 876-1882
617 661-0713

K. GEORGE NAJARIAN
PRESIDENT

2353 Massachusetts Avenue

RECEIVED Cambridge, Massachusetts 02140

'79 JUN 13 PM 3 29

June 13, 1979
COMMUNITY
DEVELOPMENT DEPT.

Mr. Arthur Parris, Chairman
Cambridge Planning Board
c/o Mr. Donald Balcom
Community Development Dept.
57 Inman Street
Cambridge, Massachusetts 02139

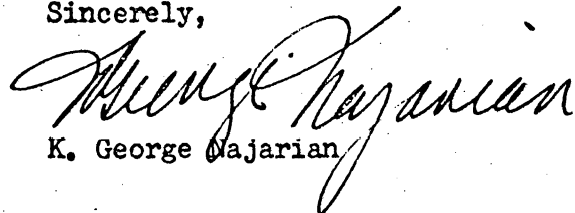
Dear Mr. Parris,

I have closely been following the City of Cambridge's effort to spur the redevelopment of the East Cambridge Riverfront. For many years the Riverfront area has steadily declined producing vast tracts of vacant or underutilized land and buildings while eroding the City's tax base and posing a debilitating influence on the E. Camb. neighborhood.

The Lechmere/Riverfront Plan offers an opportunity for large scale public and private investment to arrest the decline and provide the character of development beneficial to the community as a whole. I am committed to the City's endeavor, having recently purchased the long vacant Carter's Ink Building. However, the successful renovation and reuse of the Carter's Ink Building requires the timely implementation of the improvements outlined in the Riverfront Plan.

I believe the East Cambridge 121A Development Corporation offers a mechanism for implementation of the improvements essential to the overall development of the area. I therefore, record my strong support to the 121A Development Corporation and the objectives of the Lechmere/Riverfront Plan.

Sincerely,


K. George Najarian

KGN:emp

M. L. PROPERTIES INC.

929 MASSACHUSETTS AVENUE

CAMBRIDGE, MASSACHUSETTS 02139

(617) 354-6000

RECEIVED

JUN 11 11 12 AM '79

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

Mr. Arthur Parris, Chairman
Cambridge Planning Board
57 Inman Street
Cambridge, Massachusetts 02139

Attention: Don Balcon

Dear Mr. Parris:

I am writing to express my concern about the East Cambridge Riverfront area redevelopment. As you probably know, this company has recently purchased the former Carter Ink building, and is working on plans to convert it into a high-quality office building.

We are very much concerned with the present declining state of the neighborhood. The Carter Ink building stood vacant for more than two years, as it still is. Also, the highway layout is very difficult and confused.

It is our hope that your plans for the riverfront reconstruction and the rearrangement of the streets will be proceeding promptly, as we have been encouraged to believe.

We will look forward with interest to your progress.

Sincerely,

M. L. PROPERTIES INC.

Eliot I. Snider
Eliot I. Snider

EIS:JL

robert a. jones and company

real estate services

2353 massachusetts avenue
cambridge, massachusetts 02140

RECEIVED
'79 JUN 13 PM 3 61Z 661-0713

June 13, 1979
COMMUNITY
DEVELOPMENT DEPT.

Mr. Arthur Parris, Chairperson
Cambridge Planning Board
c/o Mr. Donald Balcom
Community Development Dept.
57 Inman Street
Cambridge, Massachusetts 02139

Dear Mr. Parris,

I am writing to offer my support to the 121A Development Corporation and the expeditious implementation of the Riverfront Plan.

I am a principle of the firm which is rehabilitating the recently purchased vacant Carter's Ink Building. While the Riverfront area has undergone a substantial deterioration over the years, it is my belief that the elements of the East Cambridge Riverfront Plan, if properly implemented, will encourage a significant improvement. I remain convinced that the area itself offers one of the finest development opportunities in Greater Boston Area capable of producing high quality development beneficial to the City and its residents.

In my opinion the East Cambridge 121A Development Corporation is a vehicle which will effectively facilitate the implementation of the Riverfront Plan, arrest the blight and decay and allow for the successful and financially viable development of adjacent properties.

Sincerely,


Robert A. Jones

RAJ:emp

MUSEUM OF SCIENCE
AND HAYDEN PLANETARIUM

SCIENCE PARK, BOSTON, MASSACHUSETTS 02114

TELEPHONE (617) 723-2500

RECEIVED

'79 JUN 12 JUN 11 1979

Mr. Arthur Parris
Chairman, Planning Board
c/o Don Balcom
57 Inman Street
Cambridge, MA 02139

CAMBRIDGE COMMUNITY
DEVELOPMENT DEPT.

Dear Mr. Parris:

We at the Museum of Science are strongly in favor of the Lechmere redevelopment project. The area to be improved is badly blighted and a breeder of criminal actions which are harmful to the Museum, its staff, and visitors.

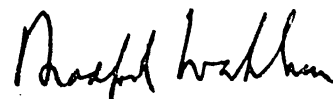
Specifically our garage and other property has been subjected to constant vandalism and theft. We have had numerous cars stolen, even more broken into and contents taken, and many cars damaged apparently just for kicks. All the door hardware in the garage has been stolen countless times, windows broken, fire extinguishers stolen, pipes broken, rifle shots fired through windows, etc. And we've had at least three attempted rapes of women on our staff.

The Museum now attracts about one million people a year. Consequently, the plans for improving the traffic flow in our area are extremely important to us. We have over 200,000 school children coming to the Museum in busses and thousands of families by automobiles. Making their trips safer and more pleasant is very worthwhile.

As you probably know, we have a purchase and sale agreement with Unihab for them to acquire our no-longer-needed land located between the Sonesta and McGrath Highway for \$1,500,000. It is important to us for that sale to be expedited so that we can use the money for Museum operations.

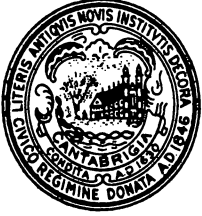
We urge the Council to approve the formation of the development corporation to implement the plan.

Sincerely,



Bradford Washburn

Director



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

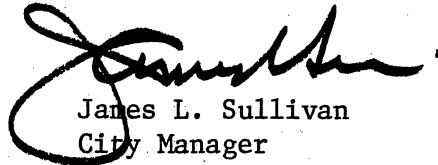
June 25, 1979

To the Honorable, the City Council:

Enclosed please find copy of a report from the Cambridge Planning Board regarding the Application for a 121A East Cambridge Community Development Corporation.

Also enclosed are copies of various letters of support.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf
Encs.

✓ 3/19 Agenda # 18

Report from the Cambridge Planning Board
on the Application for a 121A East
Cambridge Community Development Corpora-
tion.

In City Council,

June 25, 1979

6/25/79

Order Adopted

P-0-1