



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex

Inman & Broadway

EXTENSION 344

To David R. Vickery
Assistant City Manager for
Community Development

From Alan Zimlicki
East Cambridge Project Director

Subject Status Report - East Cambridge
Riverfront project

Date March 17, 1980

The East Cambridge UDAG project includes a combination of public and private improvements in an area generally bounded by Monsignor O'Brien Highway, the Charles River, First Street and Main Street.

The public improvements consist of the development of a park around the Lechmere Canal, major roadway improvements to Binney Street, Commercial Avenue, Monsignor O'Brien Highway, park improvements along Cambridge Parkway, several public parking areas and a structured parking facility, work with the MBTA to relocate the Lechmere MBTA station to the north side of Monsignor O'Brien Highway and other efforts.

The private improvements consist of plans to build: 120 dwelling units of housing on the north side of Lechmere Canal, 140,000 square foot office building on First Street and the Lechmere Canal, plans for restaurants and a retail mall to the south of the Lechmere Canal, plans for the restoration of the Old Middlesex County Court house, plans for the expansion of the Sonesta Hotel, construction of a research facility on the Riverfront, renovation of the old Atheneum Press building, renovation of the Carter Ink building, construction of a 300,000 square foot office building on the Broad Canal, and construction of up to 300 dwelling units of housing on the riverfront.

Private improvements in construction or planned for the development area total about \$250,000,000 of investment. It is anticipated that about \$5,000,000 of tax revenue would be generated and over 4500 new permanent jobs.

To date the city has received approval on an Urban Development Action Grant of \$6.8 million and has just received an \$800,000 grant from the State Department of Environmental Affairs for acquisition of park land around the Lechmere Canal.

Two buildings, the Atheneum Press rehab and the Rowland Research Institute are presently in construction. This construction has released a portion of the UDAG funding. The City, has begun an acquisition plan for the proposed park land around the Lechmere Canal and anticipates presenting this plan to the City Council in May or June. The \$800,000 Urban Self-Help grant and UDAG funding will be used for these acquisitions. The Lechmere

Canal Park is presently in design and Phase I construction is anticipated in summer 1981. The roadway network is in design and the 25% design hearings will be held this June. After acceptance of 25% design the State DPW will begin the land acquisition process for this \$10 million Federal Highways project. The design effort for the garage at First and Thorndike Street has begun and will be ready for bidding late 1980 early 1981. The city has been working with the MBTA on a Land Exchange Agreement on the Lechmere Canal and has been working with the Massachusetts Land Bank Commission on land assemblage around the Lechmere Canal and on the Riverfront. The Massachusetts Land Bank Commission would invest \$1.5-3.0 million for land acquisition. Once the land is assembled the City and Commission will select developers. The developers will buy or lease development rights from the Massachusetts Land Bank Commission. Work with the Massachusetts Land Bank Commission for acquisition relieves a major short term financial burden on the city.

The UDAG grant can only be used if it is released or triggered by certain private developments. A specific development must have all construction financing arranged before UDAG funds are released. The following table summarizes this process and the developments associated with the UDAG grant. The UDAG funds can be released in four parts as shown below. The attached map will assist you in locating the various aspects of the project.

TABLE 1 - UDAG FUNDING

Part	Map Code	Improvement	Develop. Budget	UDAG Funds Released	UDAG Improvement
1).	E N	Rowland Institute Carter Ink Renovation	6m 6m	2.6m	Parks
2).	M	Atheneum Press Renov.	4.5m	.4m	Roadway Design
3).	A	Sonesta Hotel Expans.	17m	2.7m	Parking Garage MBTA (a,d,)
4).	G	Middlesex County Courths. Rehabilitation	6.4m	.9m	Courthouse Rehab.

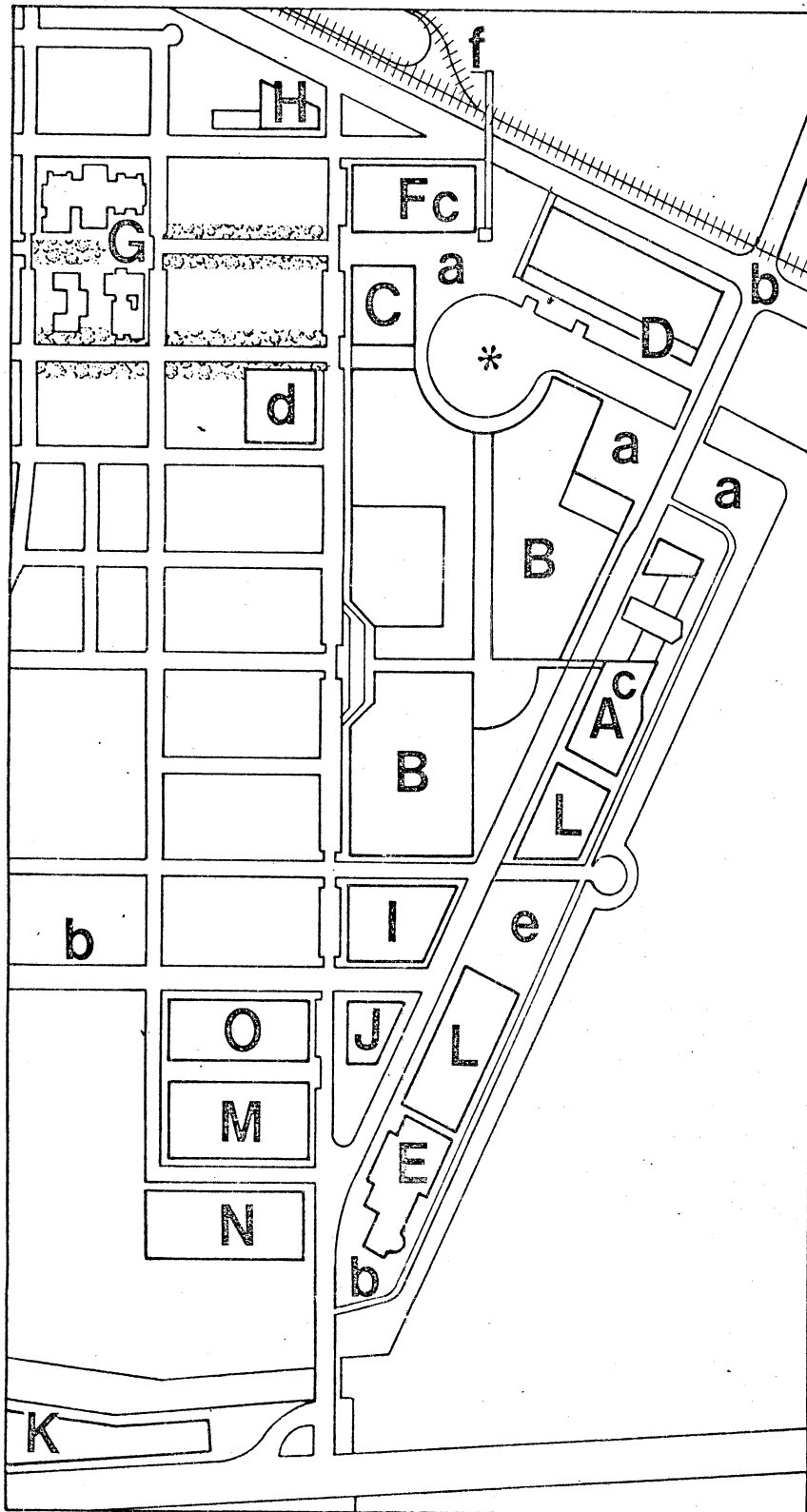
As you are aware, the present interest rates for construction are at an all time high. Much of the private development listed above depends on a stabilization of these interest rates before construction can begin. We are hopeful that by late 1980 and early 1981, the interest rates will stabilize so that construction financing will be available for development.

In the coming months the City will continue to work with the developers, package development parcels, design the public improvements, acquire park lands, apply for additional funding and work with the many states, federal and local agencies involved.

The following Table (Table 2) provides a narrative abstract of public and private improvements and current status.

Private & Public Improvements
Summary Table — December 1979

Private Improvements



East Cambridge/Lechmere Area
Planned Development
(December 1979)

Site A:

A Hotel expansion. The expansion includes approximately 250 Hotel rooms, restaurant, conference facilities, and structured parking.

Site B:

A major regional shopping center. The center will contain 450,000 to 600,000 square feet of space and consist of two major anchor stores, smaller retail stores, restaurants and parking.

Site C:

A retail office complex of about 60,000 square feet.

Site D:

A condominium apartment building containing 120 housing units, 40,000 square feet of office, retail and parking.

Site E:

A 75,000 square foot research institute with on site parking.

Site F:

A 200,000 square foot building with office, retail and housing uses. Will be constructed on air rights to the 200 car public garage.

Site G:

The renovated Old Middlesex County Courthouse Building. This 90,000 square foot building will contain office, retail and community activities.

Site H:

A six-story general office structure with surface parking.

Site I:

A mixed-use building opposite the planned "Front Park" at Rogers Street. Uses will include office, retail and housing. Parking would be provided on site.

Site J:

A retail/office site to be used by existing businesses relocated due to public improvements.

Site K:

A 600,000 square foot Riverfront Office Park.

Site L:

Housing sites for market rate housing with the possibility of limited subsidized housing.

Site M:

Renovation of the 340,000 square foot Atheneum Press building for office and retail.

Site N:

Renovation of the 140,000 square foot Carter Ink building for office use.

Site O:

Retail/office uses. Preference to relocated businesses.

Public Improvements

Site a:

Lechmere Canal Park

Site b:

Project area roadway improvements

Site c:

200 car public parking garage

Site d:

600 car public parking garage

Site e:

Public Park "The Front"

Site f:

Site of proposed new MBTA Lechmere Station

TABLE 2: EAST CAMBRIDGE PROJECT - PROGRESS REPORT 3/7/80

Private Improvements

Improvement Planned

Status

Sonesta Hotel Expansion (A on Map 1) - Planned expansion for 250 rooms, and conference facilities, \$17 million budget. park, roadway and parking improvements are needed.

Sonesta has expressed strong interest in expanding its hotel. Presently, the city is finishing appraisals and working with the Mass. Land Bank Commission to provide funds for land acquisition of a parcel next to the Sonesta Hotel. It is anticipated that the parcel can be acquired by April-May 1980. The city would provide public parking and lease air rights over this parking. The public parking would serve the new parks, planned development on the riverfront, and the retail and hotel activities. A request for air rights lease proposals will be initiated and it is anticipated that Sonesta will submit a proposal for development. All development proposals will be reviewed before a final developer selection is made.
(Construction Target Date: July 1981)

Retail Mall (B on Map 1) - Two anchor mall of up to 600,000 sq.ft. The mall would include smaller retail and restaurant space. Up to \$70 million budget. Parking, roadway and park improvements are needed.

The city has been working with Lechmere and the developer to find second anchor store acceptable to Lechmere. Due to the proximity of this site to Downtown Boston, many potential anchors such as Jordan Marsh are excluded. Several discount department stores were excluded because they would compete directly with Lechmere. The developer and Lechmere met with an anchor in the fall. This large national retailer is presently engaged in a market analysis and feasibility study of this site. We hope to have an indication as to commitment in the near future. The developer, State Properties of New England, has worked with Lechmere on several malls and recently opened the new Meadow Glenn Mall.

Two portions of this site are under consideration for specific developments that would be built into the mall. The parcel under C is under discussion as a possible restaurant site and the parcel next to a on the map is being considered for retail and housing. It is possible for these two pieces of B to move independently of the Mall.
(Construction Target Date: Summer 1981)

Office/Retail Building (C on Map 1) - 60,000 sq.ft. \$4 million budget. Park and Parking are needed.

The city has been working with the Mass. Land Bank Commission and the MBTA to assemble land at this end of the Lechmere Canal. Several private parcels must be acquired and the MBTA parking lot must be under control of the city. The city's negotiations with the MBTA have been very slow and difficult. A land trade is presently proposed and a conditional exchange agreement forwarded to the MBTA. The Mass Land Bank will shortly make a decision as to their participation in providing funds to acquire the parcels. We anticipate acquisition to begin in April-May 1980. The city and Land Bank will then advertise for developers for this parcel and for parcel F.
(Construction Target Date: Summer 1981)

140,000 s.f. Office/Retail Building
(F on Map 1) - \$8 million budget. Park
and parking are needed.

See above.

UNI-HAB Housing (D on Map 1) - 120
dwelling units of housing with 40,000 s.f.
of office and retail. \$12 million budget.
Park and roadway improvements are needed.

The city has worked with the owners of the land, the Museum of Science and the developer selected by the Museum, Uni-Hab Inc., to develop the amenities and assemble the land necessary for this development. Although Uni-Hab has a purchase and sale agreement on the major portion of the development site, the city's work with the Mass Land Bank Commission and park acquisitions for the Lechmere Canal park are necessary to complete the development parcel. The housing is presently in design.
(Construction Target Date: Spring 1981)

Rowland Institute (E on Map 1) - A 75,000
s.f. research institute. \$6 million
budget. Park and roadway improvements
are needed.

The city has worked with this developer from the early stages of site selection and through development planning. The development of this building is part our phase I UDAG program. The building is presently in construction.
(In Construction)

Bulfinch Courthouse Renovation (G on
Map 1) - Renovation of the 90,000 s.f.
vacant Middlesex County Courthouse for
office, retail and community use.
\$6.5 million budget. Parking and park
improvements are needed.

The Cambridge Multi-Cultural Arts Center Inc. has selected Graham Gund to develop the Courthouse complex. Gund has secured the building, and begun design of the building. A final lease agreement has been drafted and submitted to the County Commissioners for approval. Efforts are presently underway to include the vacant Third District Court building as part of the project. For this project to succeed, it is necessary for the city to build a public parking garage at First and Thorndike Streets. It is anticipated that half of this garage would be paid for from the UDAG grant.
(Construction Target Date: October 1980)

Housing/Office Site (I on Map 1) -
60,000 s.f. office or housing site.
\$5 million budget. Roadway and park
improvements are needed.

This parcel is presently owned by Mezaries Realty Trust. They have been approached by several developers but are holding this parcel off the market pending a final analysis as to space needs for the retail mall. Mezaries realty presently owns the land and building occupied by Lechmere Sales.
(Construction Target Date: dependent on above)

Relocation Resource (J on Map 1)

This site will be used for existing businesses as a relocation site. Businesses in this area could build new facilities or reuse certain of the existing buildings which will remain after roadway work is complete.

Riverfront Office Park (K on Map 1) - a
340,000 s.f. office tower. \$24 million
budget. Roadway improvements are
necessary.

This project has gone through the planned unit development process and design is complete. The developer is pre-leasing space.
(Anticipated Construction: Summer-Fall 1980)

Riverfront Housing (L on Map 1) - 200-300 dwelling units of housing. \$16-24 million budget. Park and roadway improvements are necessary.

Atheneum Press (M on Map 1) - Renovation of a vacant 340,000 s.f. building for office and retail uses. \$4.5 million budget. Roadway and park improvements are needed.

Carter Ink (N on Map 1) - Renovation of the vacant 140,000 s.f. building for office use. \$6.5 million budget. Roadway and park improvements are needed.

Relocation Site (O on Map 1)

This aspect of the project is planned for the latter part of development when the roads and housing and private development have begun construction. A financial commitment to supply acquisition funding will be necessary from the Federal 108 Loan program or the Mass. Land Bank Commission. A development entity such as a 121A or 121B corporation will be necessary to assemble the parcels.
(Construction Target Date: 1982-1984)

This project is part of the UDAG private development commitment. The renovation has begun and part of the building has been leased.
(In Construction)

This project is part of the UDAG private development commitment. The developer received approval to float Industrial Development Finance bonds for this project and has been pre-leasing space in the building. The construction of this building has been delayed because of the difficulty of selling bonds in the existing, highly competitive bond market.
(Projected Construction: May-June 1980)

To be reserved for businesses relocated as a result of project activities.

Public Improvements

Improvement Planned	Status
Lechmere Canal Park (a on Map 1) - \$6-8 million construction budget	Environmental Clearance complete. Carol R. Johnson Associates has been selected as architect and is presently involved in preliminary design. The preliminary design has been presented to the East Cambridge Planning Team Committee. Other presentations will be scheduled for the MDC, the Conservation Commission and Army Corp of Engineers. The City recently received an \$800,000 Mass Urban Self-Help grant for land acquisition around the Lechmere Canal and will begin acquisition this spring. Additional grants from HCRS (Federal Heritage, Conservation and Recreation Services) and UDAG will be applied for in the next 8 months for the park. It is anticipated that Phase I construction (dredging, shaping and grading) will begin in Summer 1981 and Phase II (park finishes and plantings) will be initiated in Summer 1982.

Roadway Improvements (b on Map 1) -
Roadway widening of Commercial Avenue,
Binney Street, Monsignor O'Brien
Highway and redesign of the Cambridge
Parkway as a park access road.
\$10 million budget.

Public Parking Structure (Fc on Map 1)

Public Parking Structure (Ac on Map 1)

500 Car Public Parking Garage
(d on Map 1) - Projected construction
budget \$5 million.

Lechmere MBTA Station and Parking Site
(f on Map 1)

121A Community Development Corporation

Environmental Clearance completed. Howard Needles, Tammen & Bergendorf have been selected as the engineers and are in preliminary design. The MDC has approved the conceptual roadway cross sections and the project is programmed for phase I bidding in fall 1981.

The consultants will be ready for 25% design review and public hearings by the Mass. DPW and Federal Highways by June 1980. Approval by MDPW, Federal Highways and MDC of the roadway plan and right-of-way plan is necessary before design will proceed to the next step.

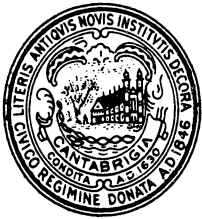
This improvement will allow construction of 150-170 public parking spaces, on grade. The public parking will be available for use by shoppers to the area and by the occupants of Building C. The City will lease air rights over this parking for development of a 140,000 s.f. office building and additional structured parking.
(Anticipated construction: Summer 1981)

This improvement will allow construction of up to 160 parking spaces, on grade. The public parking will be available for use by hotel patrons, retail customers, park visitors and future developments on the riverfront.
(Anticipate Summer 1981 Construction)

This public garage improvement is part of the phase I UDAG project. The parking is necessary to free-up the Bulfinch Courthouse for construction, relieve a severe parking problem in the East Cambridge neighborhood, provide parking for planned improvements to the Irving and Casson building and provide parking for parts of the retail site B. Without this parking none of these developments are possible. It is anticipated that 1/2 of the development funds will come from the UDAG grant and the other half will come from EDA, UDAG or a City Bond issue. Because of the need to provide this improvement in the timeframe required for the above improvements preliminary design has been initiated.
(Anticipate Bidding November 1980)

The City has been working with the MBTA for two years on this project. The MBTA has responded to Cambridge's request and also to a request from Boston for Green line improvements at North Station by initiating a major Green line corridor analysis. This analysis will take up to two years to complete. Site f will be used in the interim as a public parking site for MBTA commuters and other parkers presently using the MBTA parking lot located on the Lechmere Canal.

The City approved and submitted the application for an East Cambridge 121A Community Development Corporation to the State in July 1978. The State has not yet acted on this application. We have not asked the State to move to the next step because we feel that progress on other parts of the project are necessary at this time.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

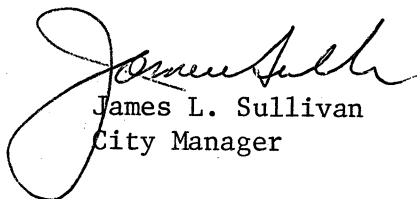
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

March 31, 1980

To the Honorable, the City Council:

Enclosed for your information is a status report on the
East Cambridge UDAG Project from the Community Development Depart-
ment.

Very truly yours,



James L. Sullivan
City Manager

JLS/mbf
Enc.

Agenda #3

S-163

Status report on the East Cambridge UDAG
Project from the Community Development Dept.

In City Council,

March 31, 1980

Placed on File

Placed on File