



City of Cambridge

Agenda Item #9

IN CITY COUNCIL

March 28, 1994

- WHEREAS: With the creation of the Cambridgeport Revitalization Development District through Article 15.000 of the Cambridge Zoning Ordinance, the City is implementing the Blue Ribbon Committee report dated December 6, 1986, and adopted by the City Council, February 9, 1987, concerning redevelopment of the part of the City of Cambridge known as the Cambridgeport Revitalization Development District; and
- WHEREAS: On January 5, 1988, Forest City Rental Properties Corporation ("Forest City") and the Massachusetts Institute of Technology submitted a letter ("commitment for housing development") and a Housing Plan describing in detail their plan for developing housing, particularly low-and-moderate-income housing in the Cambridgeport Revitalization Development District; and
- WHEREAS: On January 11, 1988, the City Council adopted an order requiring that the Housing plan provide that the "Brookline Street Housing" be under construction within three years; and
- WHEREAS: On January 25, 1988, the Cambridge City Council accepted the revised Housing Plan dated January 22, 1988 committing the developer of the "Brookline Street housing" to have it under construction within three years; and
- WHEREAS: The Housing Plan stated that Forest City would seek to include a nonprofit organization in the development team for the "Brookline Street Housing" and to consult with the City of Cambridge in this regard; and
- WHEREAS: Homeowner's Rehab, Inc. ("HRI"), a nonprofit organization at 678 Massachusetts Avenue, Cambridge, Massachusetts 02139, has signed a Development Agreement with Forest City dated December 21, 1989 under which for HRI is the developer of housing on Brookline Street between Pacific and Franklin Streets (the "Brookline Street Housing"); and
- WHEREAS: HRI, as the developer of the Brookline Street Housing, is bound to observe the University Park at M.I.T. urban Design Guidelines dated October 2, 1987 with revisions dated December 22, 1987, Article 15 of the Cambridge Zoning Ordinance, and the design review requirements adopted in connection therewith; and

- WHEREAS: HRI, as developer of the Brookline Street Housing, required additional time to work with the community and City officials to properly plan and develop the Brookline Street Housing; and
- WHEREAS: The Cambridge City Council on March 26, 1990 granted an extension for the start of construction of the Brookline Street Housing to the earliest possible date, but no later than July 1, 1992; and
- WHEREAS: HRI applied for and received funding commitments from the Commonwealth of Massachusetts which would have ensured a construction start that would have met the approved schedule; and
- WHEREAS: Due to severe budgetary problems the Commonwealth of Massachusetts then rescinded its funding commitment to HRI for the Brookline Street Housing; and
- WHEREAS: The Cambridge City Council on May 18, 1992 granted a further extension for the start of construction for the Brookline Street Housing to the earliest possible date, but no later than March 31, 1993; and
- WHEREAS: HRI has determined that the most feasible plan for development of the Brookline Street Housing requires that the project be developed in two phases, the first of which ("Phase I") would contain approximately one-half of the total number of units planned, with the balance being deferred to a second phase ("Phase II"); and
- WHEREAS: HRI was unable to obtain a funding commitment which would have enabled it to commence construction by the March 31, 1993 date; and
- WHEREAS: HRI has explained the intended phasing of the project at both community meetings and requisite reviews with the City of Cambridge Planning Board, and the construction of Phase I is one of the only mixed-income projects moving forward in the Commonwealth; and
- WHEREAS: HRI anticipates being able to obtain funding to allow the construction of Phase I to begin by September 30, 1994; and
- WHEREAS: The construction of the balance of units comprising Phase II is of vital importance to the City and the community; and
- WHEREAS: There are deferred costs related to the Phase I housing, including structured parking, infrastructure and open space costs which will have to be funded in order for Phase II to be developed; and

- WHEREAS: HRI and Forest City are currently negotiating an amended development agreement and extended ground lease which will allow HRI to secure long-term site control and move forward to develop Phase II after the completion and issuance of certificates of occupancy for Phase I; and
- WHEREAS: HRI will work diligently to secure funding commitments sufficient to fund the Phase I deferred costs and to be able to commence construction of Phase II as soon as possible after completion of Phase I; and
- WHEREAS: HRI will report the progress of the development including the financial feasibility and funding of the deferred Phase I costs and of Phase II to both the City Council and the community semi-annually; and
- WHEREAS: The Cambridge City Council granted an extension of the start of construction for Phase I of Brookline Street Housing to the earliest possible date but no later than September 30, 1994; and
- WHEREAS: Construction bids have come in higher than HRI anticipated and HRI is attempting to reduce construction costs and obtain sufficient funding in order to make the Phase I project feasible and be able to commence construction of Phase I in September, 1994; and
- WHEREAS: The Cambridge City Council granted an extension of the start of the construction of Phase II of Brookline Street Housing to the earliest possible date, but no later than three years after the substantial occupancy of Phase I; however, if the reports from HRI to the City Council submitted pursuant to this Order indicate lack of project feasibility, the Council will grant any necessary extension to this Order; now therefore be it
- RESOLVED: That the Cambridge City Council hereby grants an extension of the start of construction for Phase I of Brookline Street Housing to the earliest possible date but no later than September 30, 1994; and be it further
- RESOLVED: That the extension to September 30, 1994 pursuant to this Order shall not remain in effect after April 1, 1994 if the City Manager certifies to the City Clerk that the lease agreement between Forest City and HRI is not in effect.

In City Council March 28, 1994.

Adopted by a ye and nay vote:-

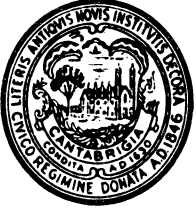
Yeas 8; Nays 0; Absent 1.

Attest:- D. Margaret Drury, City Clerk.

A true copy:-

ATTEST:


D. Margaret Drury
City Clerk



CITY OF CAMBRIDGE
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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

March 28, 1994

To The Honorable, The City Council:

I am hereby transmitting an Order requesting the City Council extend the start of construction date for the Brookline Street Housing Development, a 77 unit mixed income rental project, to September 30, 1994.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
attachment

Consent Agenda #9

S- 126

Transmitting comm. from R.W. Healy relative to
a request for the City Council to extend the
start of construction date for the Brookline Street
Housing Development.

In City Council March 28, 1994

Order adopted
8-0-1