

\$18,000,000 Plan To Redevelop South Cove Asked

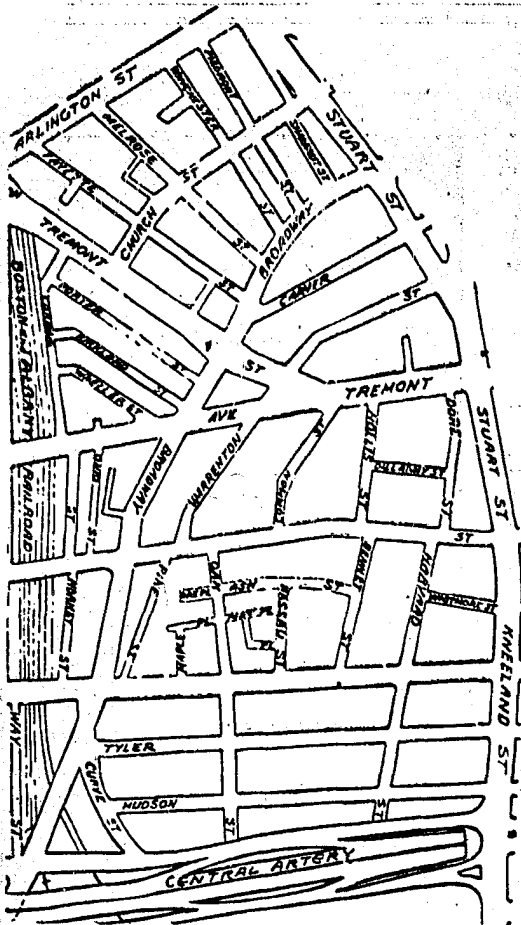
By JOSEPH A. KEBLINSKY

Mayor Hynes asked the City Council yesterday to approve plans for an \$18 million redevelopment of the South Cove area with the aid of Federal funds.

The project area, comprising 63 acres, is bounded by Albany, Kneejland, Stuart and Arlington sts. and the Boston & Albany Railraod. The Urban Renewal Division of the Boston Housing Authority, which prepared the plan, described the area as one of "death, disease, poverty and loneliness . . . where the birth rate is 25 percent below that of the city, while the death rate is 75 percent above."

SOUTH COVE

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MAP illustrates area bounded by Central Artery, Kneeland st., Stuart st., Arlington st., and the Boston & Albany R.R. tracks, under discussion in South Cove redevelopment study.

SOUTH COVE

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Approval of the Council is needed to qualify the project for funds from the Housing and Home Finance Agency for more advanced survey and planning.

Possibly re-uses of the area included expansion of the New England Medical Center, office and hotel buildings, merchandise mart, light manufacturing, housing and neighborhood facilities, entertainment and transportation facilities.

A final renewal plan would be prepared with Federal funds, as was the case with the West End project, for which the Washington agency advanced \$80,000.

Assessed Value Declines

Estimated cost of acquisition and clearance of the site is \$18,000,000, according to the preliminary report filed yesterday by Urban Renewal Director Kane Simonian. It was estimated that between \$40,000,000 to \$80,000,000 worth of construction could be erected on the site, after 90 percent of the existing buildings are demolished.

The Federal government would provide two-thirds of the acquisition and clearance costs, as it has done for the New York Streets project.

Assessed value of the area has shown a general decline and stands at approximately \$29,500,000, the report stated. Some \$7,000,000 in property is tax exempt, mainly in the Medical Center.

"With a fully developed Medi-

cal Center exerting a stabilizing influence on values, it is expected that renewal of the area will result in a considerable increase in tax income, due mainly to the increase in the ratio of building value to land value," the report said.

Present housing in the area consists of 19th-century, closely packed three-and four-story walk-ups of timber frame and brick wall and 49 percent are substandard "by the most lenient of measures," the report added. The majority of these houses have no private bath or running water.

The report emphasized that the boundaries are generalized, and not yet final.

The area includes the largest section of Chinatown's residential district, which would be demolished. The Chinese business section, situated on the other side of Kneeland st., would not be affected.

In anticipation for a desire by the Chinese community to remain in the district, the plan calls for a residential development with neighborhood stores and services. Some 30 acres would remain for use for private commercial services and public community services, the report said.

Streets and alleys would take up 10 acres and the Medical Center would be allocated 13.5 acres for expansion.

Population in the area according to the report, is 5120, including 914 family units and 1700 unrelated individuals, the latter mostly residents in overcrowded lodging houses.

The project ties in with the \$200,000,000 rebuilding plan for the South Station and adjacent areas submitted to Hynes by William Zeckendorf, New York developer.