



Cambridge Redevelopment Authority

336 Main Street
Cambridge, Massachusetts 02142
617 492 6800

1981 proved to be a year of outstanding accomplishment for the Authority's programs - continuing the exciting pattern of progress initiated in the decade of the 70s. This report details the specifics of 1981 development and highlights the many changes in the overall program.

Authority members and staff are pleased to have played a role in the process which promoted this impressive record of growth and development. The Authority members have served in a voluntary capacity and established the policy direction to be executed by the staff.

Perhaps the most significant event of the year was the commencement of construction of the first building in Parcel 4 in our Kendall Square project. This building was the initial step in the creation of a viable, exciting mixed-use development -- truly the dawn of a new era.

Indicative of the cooperative spirit in Cambridge, the Cambridge City Council approved required amendments to the urban renewal plan and zoning ordinance to allow full development of Parcel 2 in Kendall Square and to allow the development of new housing units on Tract 4C in Wellington-Harrington.

Working with the development community, the Authority anticipates additional office, retail, and residential development in our projects. The Authority also anticipates the continuation of its significant public improvements work and the expansion of its technical services activities.

Sincerely yours,

A handwritten signature in cursive script, reading "Joseph F. Tulimieri".

Joseph F. Tulimieri
Executive Director

TWENTY-FIFTH ANNUAL REPORT

OF

C A M B R I D G E R E D E V E L O P M E N T A U T H O R I T Y .

336 Main Street
Cambridge, Massachusetts

December 31, 1981

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OF

CAMBRIDGE REDEVELOPMENT AUTHORITY

"I am very excited about the whole project here ... I think this project will give a boost to the local economy in terms of more jobs and business in Cambridge."

Francis H. Duehay
Mayor, City of Cambridge
November 23, 1981

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Mayor Duehay was among many Federal, State and City officials who attended ground-breaking ceremonies on November 23 for the 12-story, 225,000 square feet second office tower in Cambridge Center, the 13-acre triangle (Parcels 3 and 4) in the Kendall Square Urban Renewal Area (Mass. R-107).

Meanwhile, Index Systems, Inc., the prime tenant in the first office tower (5 Cambridge Center), began occupancy in mid-year of the top four floors of the 13-story, 250,000 square feet building. This was some three months ahead of schedule.

Construction pile-driving began on this building February 22, 1980.

By early Fall, a second major tenant, The Stride Rite Corporation (nationally-known shoe firm), had established its corporate headquarters on six floors of the first building (some 118,000 square feet). At year's end, Legal Sea Foods was preparing to develop 9,100 square feet of the first-floor's 11,000 s.f. retail space

for a 325-seat restaurant along with a fish market and oyster bar, and outdoor seating for approximately 75 in Summer-like weather. With the first building virtually totally leased, the triangle (Cambridge Center) developer, Boston Properties, began construction of 4 Cambridge Center with one prime tenant, Computer Corporation of America, pre-leasing four floors totalling some 68,000 square feet. Occupancy is expected in late Fall of 1982. Construction of an 863-car five-level parking garage adjoining 4 Cambridge Center and directly behind 5 Cambridge Center is scheduled to begin early in 1982. The rooftop will be landscaped and available as public open space.

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By year's end, extensive underground utility work of about 18 months' duration had been completed, with the exception of Third street and the Kendall Square rotary area, which are scheduled for improvements late in 1982. The work, at a total cost of more than \$2 million, involved the replacement of a substandard, functionally obsolete and inefficient system to meet the private and public development needs for at least the next half century.

During the year, the Authority also commenced a massive "visible" public improvement program involving construction of new streets and sidewalks. This included a new "western connector", a roadway running parallel to the railroad tracks at the western end of the project between Main and Binney streets, and the widening of Binney street, between Fulkerson and Third streets. This East

Cambridge by-pass will be continued by the City in the widening of Binney street outside the project area east of Third street to Commercial avenue. During the year, Sixth street, between Main street and Broadway, was doubled in width, and the widening of Main street, between Dock street and the western connector, also was undertaken. The same \$2.5 million-plus public improvements contract also will include the rebuilding and widening of a large portion of Broadway, to be commenced early in 1982.

Under contract at more than \$700,000 is the construction of brick sidewalks and street-scape improvements around the first office tower, along with landscaping improvements, including grass and trees on most of the new and reconstructed streets in the project area. The majority of these improvements will be concluded in 1982.

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Still awaiting final execution at year's end was the purchase and sales agreement with the Massachusetts Bay Transportation Authority (MBTA) for acquisition of the 62,000 square feet of land and buildings on the apex of the triangle.

During the year, the Board of Directors of the MBTA approved the execution of an inter-agency agreement providing for \$5.1 million of funds set aside by the Urban Mass Transit for Authority use in the design and construction of transit-related public improvements.

Also during the year, the MBTA began construction of a new traction power substation near the apex of the triangle and substantially completed design development drawings for its station modernization program, all to be completed in conjunction with the start of Boston Properties' planned hotel to be built with air rights over the new power traction station.

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In mid-year, the City Council, by a 7-1 vote, approved an amendment to the Urban Renewal Plan and an amendment to Article 14.000 of the "Zoning Ordinance of the City of Cambridge" to increase by 500,000 square feet the reserve land use classification. This was deemed necessary to provide Boston Properties, the prospective developer of Parcel 2 (the so-called NASA surplus land), with the flexibility needed to attract light industrial and/or high-tech firms. The increase in the reserve land use classification does not affect the overall gross floor area development of 2,773,000 square feet permitted under the approved Mixed Use Development District of the Zoning Ordinance.

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Closeout activities continued in the Wellington-Harrington Urban Renewal Area (Mass. R-108) in accordance with the provisions of the financial settlement contract of \$7,924,639. These activities included completion of project improvements, acquisition of properties, new construction, rehabilitation and renovation of

existing structures, inspection of properties to attain compliance with minimum property code standards, and community organization and rehabilitation services provided by the Wellington-Harrington Citizens Committee, Inc.

Major development activities involved planning Phase 2 of the new St. Anthony's Church project -- a new parish hall and rectory as well as associated off-street parking to be constructed adjacent to the church on Tract Numbers 4A and 4B, at Portland and Cambridge streets. The City Council in mid-year approved an amendment to the Urban Renewal Plan allowing for residential housing development on Tract Number 4C on Portland street, providing that twenty-five (25) percent of the units be available for low- and moderate-income families.

At year's end, ARTSPACE, Inc. was approximately eight-five (85) percent complete in the construction of 10 artists' residential-studio units in the former Temple Beth Shalom at 238 Cambridge street. Seven of the units presently are occupied.

The Just-A-Start Community Development Corporation is proceeding with construction of two single-family housing units on Porter street for neighborhood families. The two units are being built through a panelized manufactured housing unit process. The JAS Corporation also has begun construction of a panelized two-unit townhouse for low- and moderate-income families on Marion street, utilizing HUD's Section 235 program.

The Dante Alighieri Society began foundation construction in October for the new Cultural Center at Hampshire and Portland streets. The two-story brick structure is to include classrooms, lecture halls and a 10,000-volume library. Construction of the adjacent twenty-four (24) townhouse units (Lilac Court) by Urban Development and Investment Corporation has been completed.

Rehabilitation of three housing units on Elm Street by Homeowner's Rehab, Inc. was completed through a work equity program. The rehabilitation of four units of housing on Cambridge street, between Columbia and Union streets, was being planned by Homeowner's Rehab at year's end.

The construction of two new commercial buildings is under way on Cambridge street, between Webster avenue and Elm street, by two firms displaced in the area. Automatic Cone Company is constructing a one-story office warehouse facility, and University Monument Works is constructing a one-story sales office and manufacturing facility.

During the year, 14 small fragment parcels in the Wellington-Harrington area were transferred to abutters for reuse as yard area and/or residence parking. The Authority staff is continuing to work on disposition of some 30 additional fragment parcels.

Reconstruction of 13 streets and installation of underground utilities, including water mains, catch basins, sidewalks,

street surfaces and planting of shrubbery and trees, were completed at a cost of approximately \$1,300,000. Other site preparation contract work also was completed, including utility connections and permanent street and sidewalk repairs on Cambridge street. Final plans and specifications have been prepared for the reconstruction of 16 other streets, anticipated to begin in May, 1982.

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In October, the Authority entered into an agreement with the Commonwealth of Massachusetts, Board of Trustees of North Shore Community College, for its new Lynn Campus Center, to provide technical services for real property acquisition (15 properties), relocation assistance (20 businesses) and property management.

During the year, as part of an on-going contract with the Town of Arlington, the Authority performed land acquisition and business relocation services for a new public service building (police station) and a Mystic summer elderly housing development.

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On May 19, the Authority re-elected officers, as follows: Charles C. Nowiszewski, chairman; Thomas J. Murphy, vice-chairman; Frank S. Maragioglio, treasurer, and Gustave M. Solomons, assistant treasurer and representative to the Cambridge Community Economic Development Corporation. Jacqueline S. Sullivan continued as the State-appointed member of the Authority Board.

On November 23, following the announced planned retirement of Robert F. Rowland, the Authority appointed Joseph F. Tulumieri as Executive Director and Secretary. Mr. Rowland had served the Authority as Executive Director and Secretary for more than 15 years. The Authority also named Robert S. Reñer to succeed Mr. Tulumieri as Deputy Executive Director.

The Authority was saddened during the year by the deaths of two former Chairmen, John R. Lunn, on March 30, and Thaddeus R. Beal, on May 2. Each served the Authority with distinction for more than a dozen years.