

TWENTY-EIGHTH 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, 1984

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OF
CAMBRIDGE REDEVELOPMENT AUTHORITY

"Every time I drive through the Kendall Square area, I became increasingly amazed at the vast transformation that has taken place with new buildings, widened streets and attractive landscaping. I personally applaud the Redevelopment Authority and its developer, Boston Properties, for this great progress".

Leonard J. Russell
Mayor, City of Cambridge

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Occupancy of two more buildings in Cambridge Center and approval of plans for the largest of them all -- a 25-story, 431-room Marriott Hotel -- featured a year of progress in the Kendall Square Urban Renewal Area (Mass. R-107).

In mid-year, Eleven Cambridge Center, a 79,000 square foot, four-story research and development facility, was occupied by Symbolics, Inc., and in December, dedication ceremonies marked the opening of Nine Cambridge Center, the 130,000 square foot, six-story Whitehead Institute building for biochemical research.

Construction of the hotel on Broadway, adjacent to the 863-car parking garage, is expected to get under way in early Spring of next year. Also due to be constructed by the developer, Boston Properties, will be a service area beneath the Authority's planned public plaza

extending from the hotel to Main Street. This underground service area will accommodate the hotel, the existing Four Cambridge Center and Five Cambridge Center, a proposed office building at the apex of the triangle and a four-story retail and office building presently in the planning stage (Three Cambridge Center) on Main Street, adjacent to the Five Cambridge Center area.

In late Fall, the old MBTA traction power station at the apex of the triangle was demolished at a cost of nearly \$100,000.

Site preparation work included public improvements around the Symbolics Building site at the corner of Broadway and the new western connector, and at the Whitehead area, at Main Street and the western connector, involving new sidewalks, trees, benches and landscaping.

The area on the west side of the western connector was totally sodded.

Meanwhile, a section of Main Street, between Dock and Hayward Streets, was closed to vehicular traffic in mid-year for the start of a \$7,680,700 MBTA project involving the extension and modernization of the subway station. The 20-month project will provide for the extension of the station platforms by two car lengths to accommodate the six-car trains the MBTA plans to place in service by the end of 1986 when the Red Line will be in full operation between Alewife and Braintree. The former Glynn's Restaurant at

Main Street and Carlton streets is scheduled for early demolition as the site of a new headhouse (subway entrance and exit) for east-bound (Boston) MBTA riders. An identical headhouse will be constructed in the project area on the opposite side of Main street to accommodate west-bound commuters. Prime contractor is Peabody NE of North Easton, a division of Peabody International.

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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. Activities included completion of project improvements, new construction, rehabilitation and renovation of existing structures and community organization provided by the Wellington-Harrington Citizens Committee.

Major development activities involved the construction of the 54-unit townhouse project, by Linden Park Homes, Inc., with 25 percent of the units being provided for low - and moderate-income families on Tract Number 4C located in Cardinal Medeiros Way. At year's end, 54 units had been completed with 50 units occupied. The remaining four units are scheduled for occupancy by May 1, 1985.

In December of this year, construction of the new St. Anthony Parish Rectory was completed. The final completion of the Parish Hall, courtyard, parking area, site lighting and landscaping is scheduled by December 1985.

The Dante Alighieri Society's two-story brick Cultural Center, located on Tract Number 17A, at the corner of Hampshire Street and Cardinal Medeiros Way, that included open meeting area, classrooms, lecture halls and a 10,000 volume library, is schedule for completion by June 1985. The building shell, glazing, travertine, basic partitions, mechanical systems and preliminary landscaping were completed this year.

Giro and Elizabeth DiBiase completed construction of a two-story brick commercial building housing retail and office uses located on Tract Number 12A at the corner of Cambridge Street and Warren Street.

B.P. Development Trust completed construction of five townhouse units on Tract Number 6 located at the corner of Hampshire and Clark Streets. Two units were provided to Cambridge families through the Massachusetts Housing Finance Agency's first-time homebuyers' reduced interest program.

The Just-A-Start Corporation completed construction of five townhouse units on Tract Numbers 28 and 37A. Tract Number 28, a two-unit development, is located on Berkshire Street, and Tract Number 37A, a three-unit development, is located at the corner of Hardwick Street and Cardinal Medeiros Way. All five units were provided to low-and moderate-income Cambridge families through a combination of programs including Community Development Block Grant assistance, Just-A-Start youth employment program and the Massachusetts Housing Finance Agency's first-time homebuyers' reduced

interest program.

Homeowner's Rehab, Inc. completed construction of a two-unit dwelling on Tract 20C, located at the corner of Union and Hampshire Streets, and began construction activities for two additional units on Tract Number 8, located on Hampshire Street. Both of these redevelopment activities involved the relocation of historically significant residential structures to the sites. All four units will provide housing for low- to moderate-income Cambridge families utilizing a work equity approach in the construction activities together with Community Development Block Grant assistance.

The Authority designated Peter Budrewicz developer of Tract Number 20B located on Hampshire Street. Mr. Budrewicz began reconstruction of the two unit residential structure in October 1984 and is scheduled to be completed by June of 1985. Mr. Budrewicz, a former tenant at the property, will be the new owner of the property and will occupy one of the units.

The Authority designated Samuel Ussia and William H. Walsh as developers of a four-story brick commercial building to be constructed on Tract Number 13 located on Cambridge Street. This construction will commence in the spring of 1985 and is scheduled for completion by December 1985.

The Authority advertised in September and October of 1984 for developers interested in redeveloping Tract 37B, the former St.

Anthony's Rectory located on Cardinal Medeiros Way. Thirteen proposals are presently being reviewed with the final selection of a developer to be completed by April 1985.

Also during 1984, the Authority transferred ownership of nine fragment tracts to neighborhood residence for use as yard and off-street parking. Four remaining fragment tracts will be transferred by April 1985.

Construction activities were completed on eight streets, including the installation of underground utilities, water mains, catch basins, sanitary and sewer mains, together with sidewalk, street surfaces and planting improvements.

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At its annual meeting on May 16, 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. Jacqueline S. Sullivan continued as the State-appointed member of the Authority board.
