

105 Windsor Street Revitalization Strategy

CRA Board Presentation | March 2017



CAMBRIDGE
REDEVELOPMENT
AUTHORITY

BACKGROUND

Location

- Three-story brick structure
- Approximately 12,800 gross square feet
- Located at the intersection of School Street and Windsor Street
- In the Port neighborhood

History

- Originally built in 1868
- First brick school building in the City
- Converted into rec center in 1940
- Past uses - social service office and a branch library
- Became a health clinic in 1972
- Last renovated in 1985



EXISTING CONDITIONS

- Leased to the Cambridge Health Alliance (CHA) as part of a master lease
- Currently vacant
- Property requires moderate level of investment to be usable
- Property is currently zoned Residence C-1



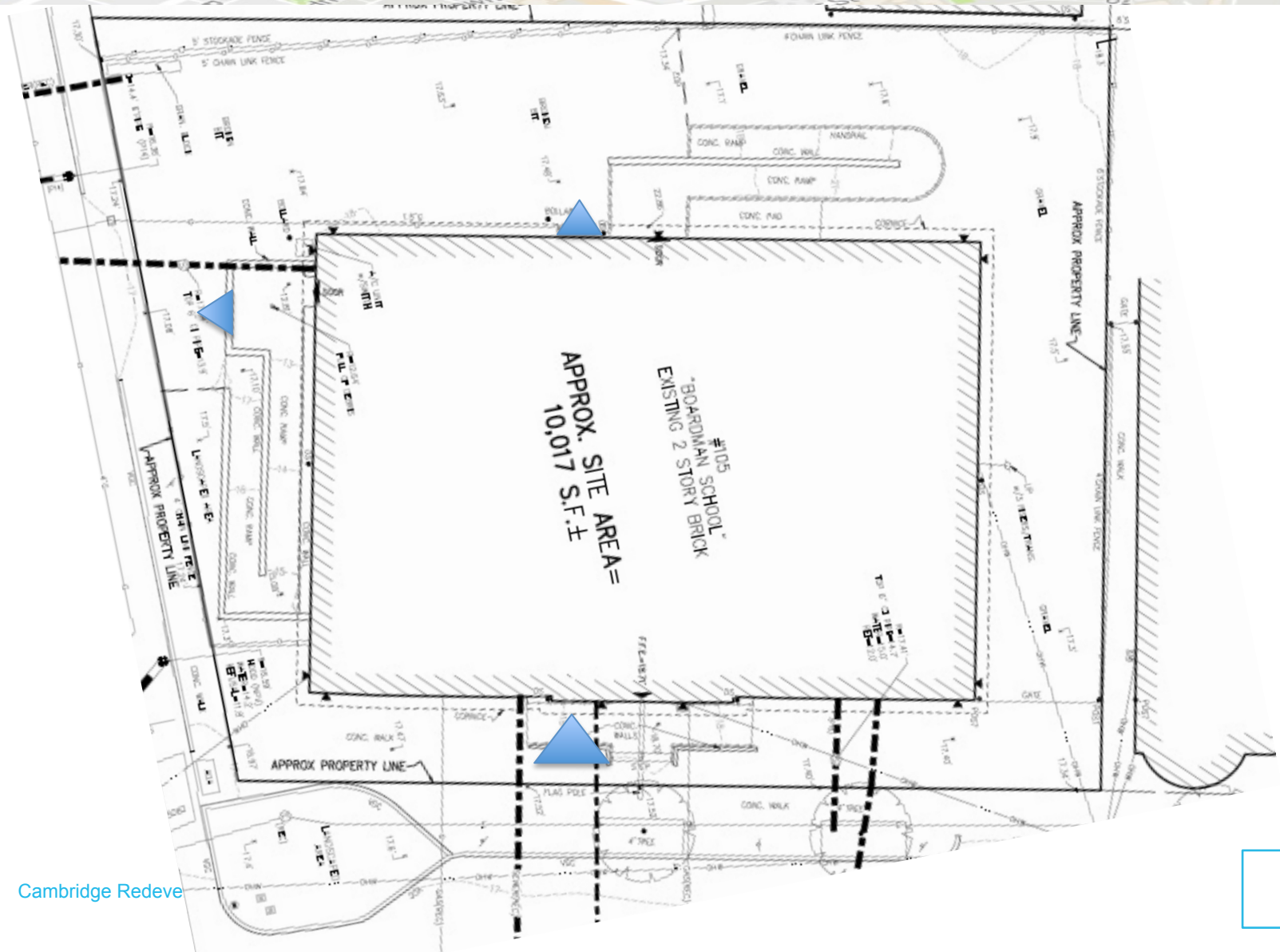
EXISTING CONDITIONS

CRA Due Diligence:

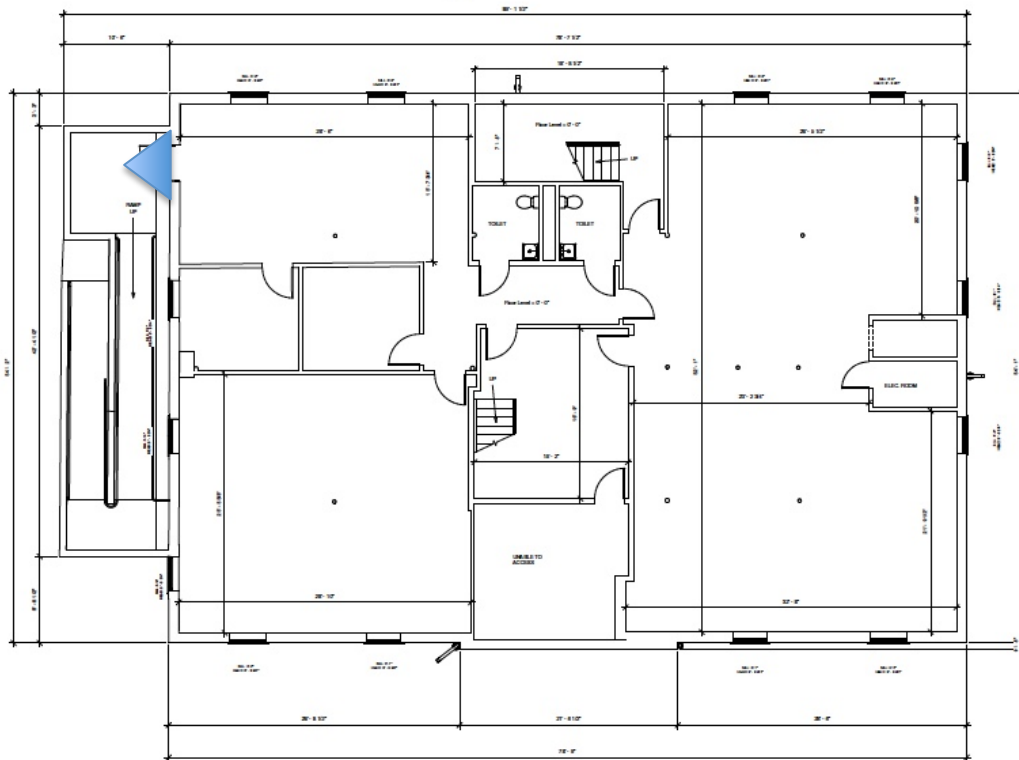
- Review of the Master Lease
- Building & Site Survey
- Cost Estimator



SITE SURVEY



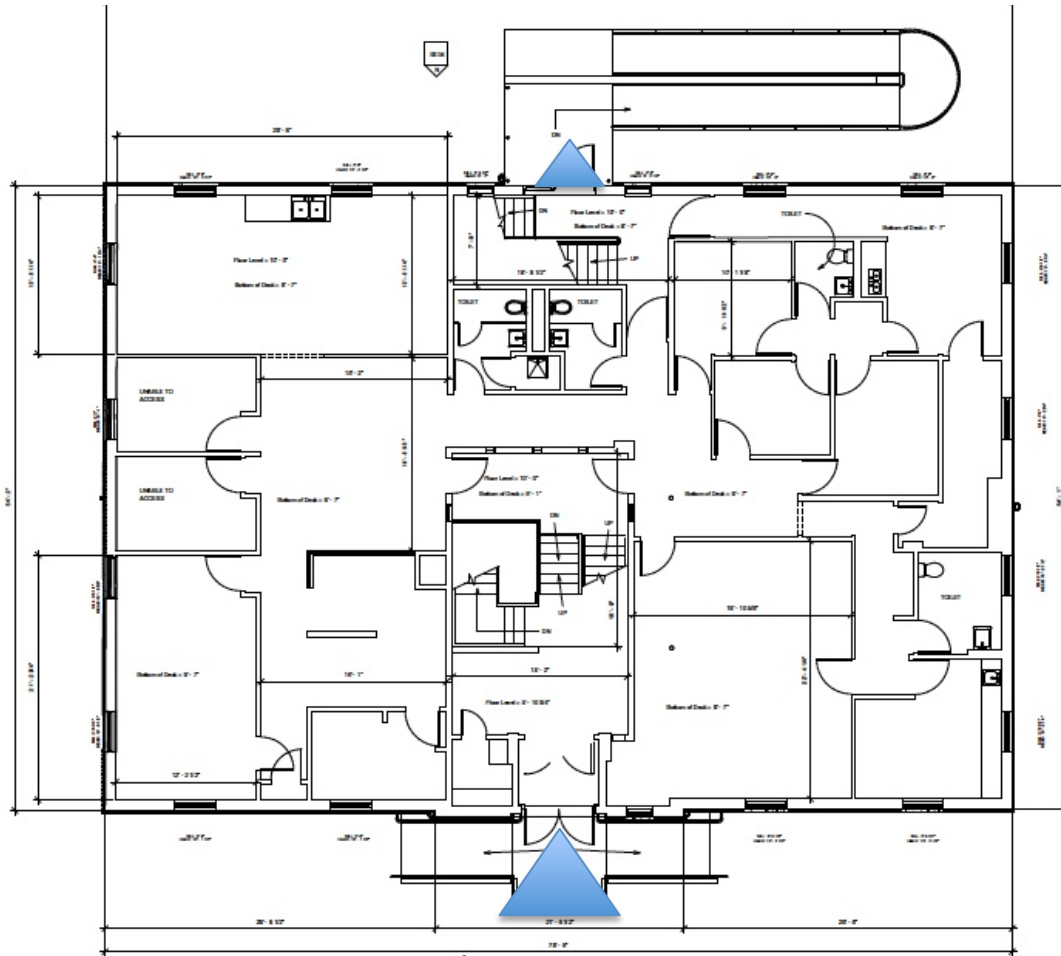
BASEMENT LEVEL



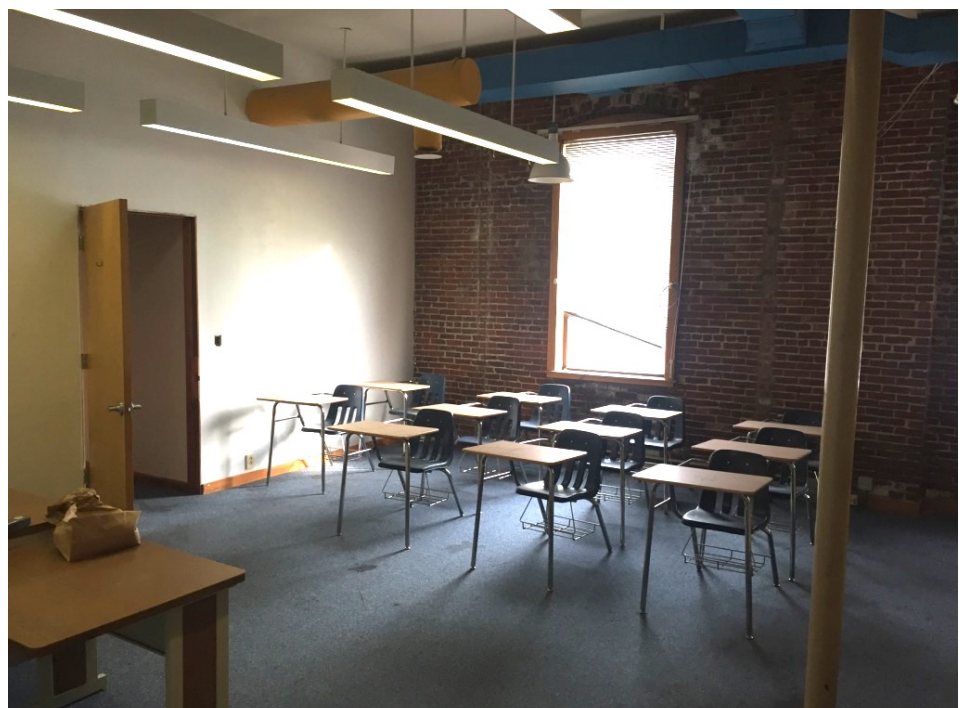
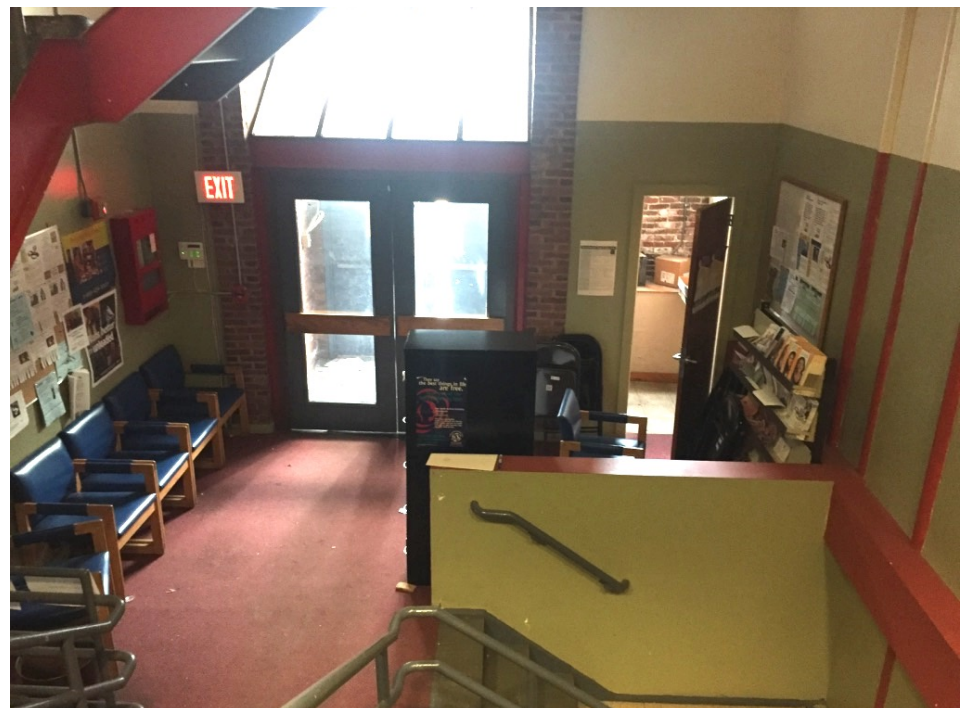
BASEMENT LEVEL



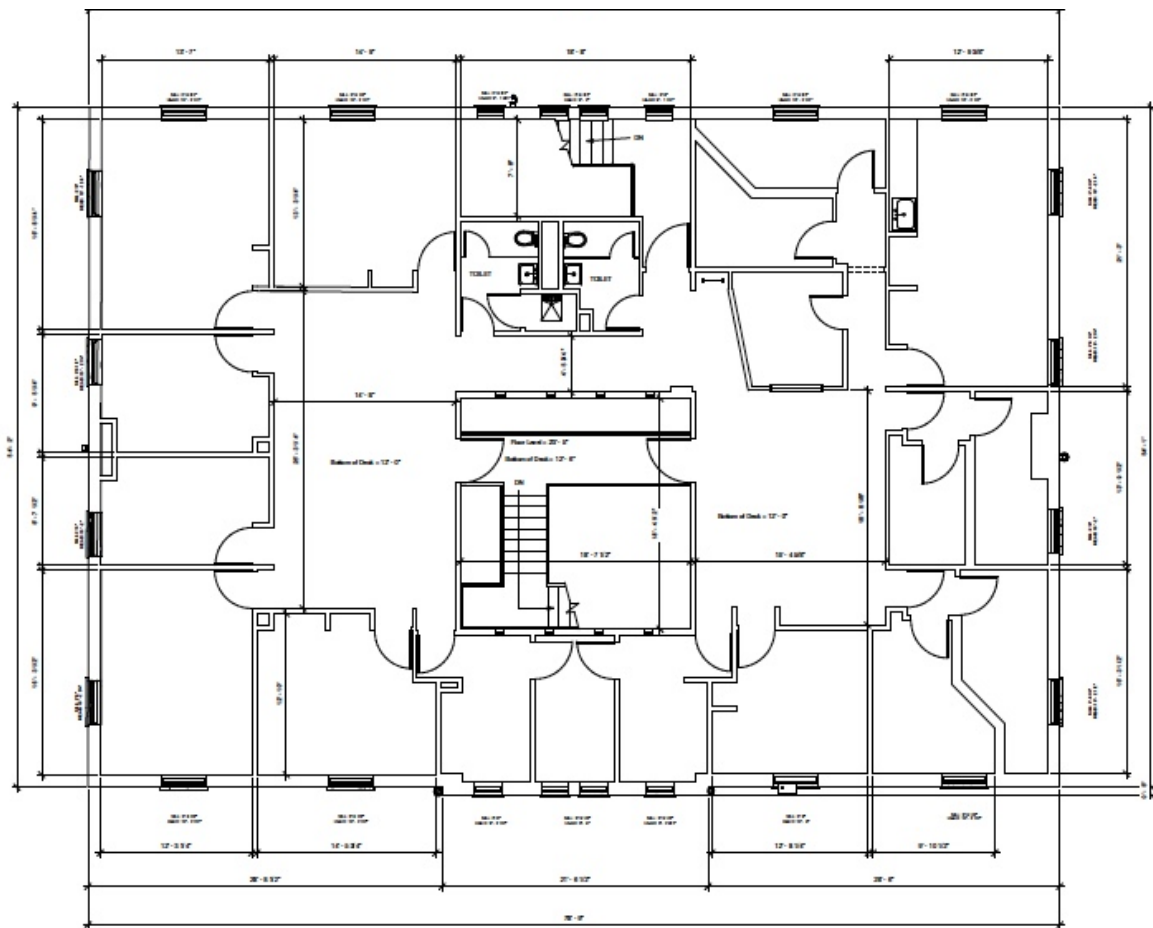
FIRST FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR



EXTERIOR

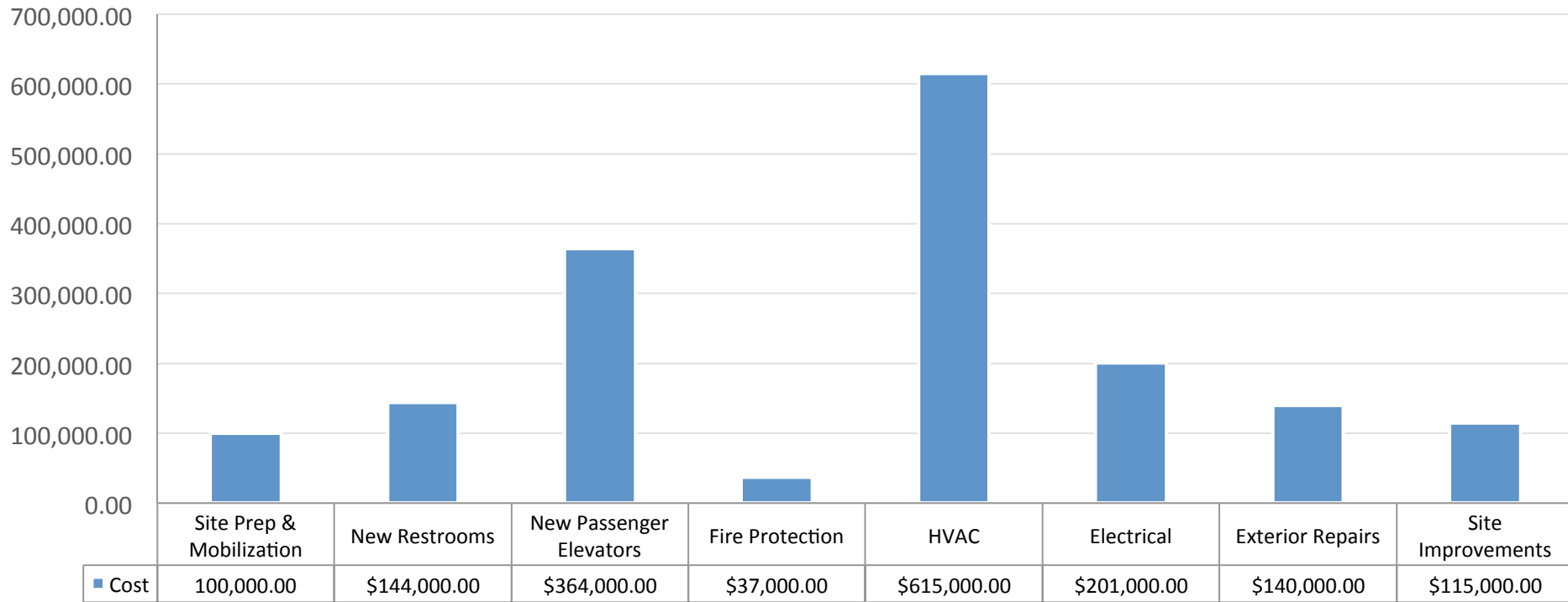


EXTERIOR



REHABILITATION COST OVERVIEW

Total Estimate = \$2,051,000

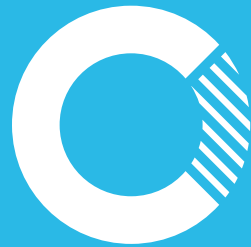




POTENTIAL CAPITAL FUNDING

- Community Preservation Act
- State and Federal tax credits
- CRA revenue from MXD development
- Foundation support
- Financing programs
- Local Capital campaign





cambridgeredevelopment.org