

TWENTY-SECOND 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, 1978

TWENTY-SECOND ANNUAL REPORT
OF
CAMBRIDGE REDEVELOPMENT AUTHORITY
December 31, 1978

"...Our sense of the market continues to confirm our belief that the type of project we have proposed will, in fact, be a successful one...I believe that in our Development Team we have the resources and abilities necessary to make this a major success for the City of Cambridge, and we are prepared to make the full commitments necessary to carry this project to a successful conclusion."

Mortimer B. Zuckerman
March 21, 1978

* * * * *

An exhaustive process of more than eight months--involving countless hours of interviewing and deliberation--ended March 30 when the Authority voted to identify Boston Properties as the prospective developer with whom it would work for the mixed-use development of Parcels 3 and 4 at Cambridge Center in the Kendall Square Urban Renewal Area.

(continued on next page...)

Boston Properties is headed by Mortimer B. Zuckerman, chairman; Edward H. Linde, president, with David Barrett, vice-president, and project manager for Cambridge Center.

The announcement of the availability of the 13-acre triangle for development had been issued in June of last year, and was followed by expressions of interest from a dozen developers. By the end of 1977, the Authority had narrowed those under serious consideration to four.

The triangle, bounded by Main Street and Broadway from Kendall Square to the Boston & Albany Railroad tracks, could involve development of nearly two-million square feet, including technical and general office space, retail and consumer services, a hotel, and housing.

Both the Authority and Boston Properties were confident a development agreement could be reached to pave the way for a construction start before the end of next year.

Meanwhile, Gerald D. Hines Interests continued negotiations with two firms for development of some 460,000 square feet of space on the 11-acre quadrangle--the so-called surplus NASA land--where emphasis is on light industrial uses, maximizing blue-collar and non-professional white-collar employment for Cambridge residents. The objective for the quadrangle has been 600,000 square feet of building space.

(continued on next page...)

Federal (HUD) approval of the Environmental Impact Statement for Kendall Square was received by the Authority March 20. Approval of the Urban Renewal Plan Amendment had been received in December, 1977, less than two months after the Cambridge City Council gave final and unanimous approval to the Plan and a mixed-use zoning ordinance.

* * * * *

In April, the Authority began operations in connection with the contract for technical services with the Massachusetts Bay Transportation Authority (MBTA) for the Red Line Extension program. During the year, the Authority undertook the successful relocation of 20 families and 35 businesses under this contract.

In May, the Authority entered into a contract with the Town of Arlington to perform all acquisition and relocation services in connection with that town's Community Development Block Grant program. At year's end, a similar contract was being negotiated with the City of Somerville.

* * * * *

In December, the Department of Housing and Urban Development (HUD) approved the amount of \$7,924,639 for the completion of the Wellington-Harrington Urban Renewal program. Closeout activities will include completion of project improvements, acquisition and

(continued on next page...)

disposition of properties as scheduled in the Urban Renewal Plan, and the rehabilitation of substandard properties. A financial settlement and closeout agreement is being negotiated by the Authority, the City of Cambridge, and HUD.

In mid-year, the Authority and the City transferred operation of certain Community Development Block Grant programs to the Just-A-Start Corporation. These included the Youth Employment and Technical Support Services program (Just-A-Start), the Home Improvement program, and the Better Playgrounds Parks Services program. The Authority maintained responsibility for operation of the Project Development and Technical Services program in the Wellington-Harrington Urban Renewal Area, as well as the Acquisition and Relocation Services program in Community Development Block Grant areas.

In mid-year, the cornerstone of the new St. Anthony's Church was blessed by Humberto Cardinal Medeiros in colorful ceremonies on the Portland Street site in the Wellington-Harrington Urban Renewal Area (Mass. R-108). It came a year after the Authority had executed a letter of understanding with the Archdiocese of Boston for the development on 58,000 square feet of land (Tract Number 4A). Groundbreaking ceremonies followed in October. The development will include a 650-seat church, a chapel, rectory, parish hall, and a courtyard.

(continued on next page...)

Also in mid-year, the Authority identified the Cambridge Street Business Council as the prospective developer of a Portuguese marketplace (O Mercado) on Tract Number 4C on Portland Street (5.7 acres). The tentative design by architect Antonio P. deCastro calls for 12 to 16 small shops, restaurant, outdoor cafe, and skylight over a central atrium featuring small floating vendor space. The second floor would have more than 10,000 square feet of office space. Another proposal was submitted by the Wellington-Harrington Development Corporation, calling for a more traditional shopping center, including a large supermarket, pharmacy, and a bank.

Other activity in Wellington-Harrington included the construction of a new \$262,000 bakery facility on Tract Number 25A (Cambridge and Elm Streets) by Paula Baking Company; construction of a major addition to Morey Hirsch's jewelry and appliance store on Cambridge Street (Tract Number 3A); and awarding of contracts for \$270,000 in public improvements.

* * * * *

In May, Jerry R. Cole, State-appointed member of the Authority since December 12, 1975, submitted his resignation in order to devote his time to other pressing activities. In December, Secretary William G. Flynn of the State Office of Communities and Development announced the appointment of Cornelius F. Sughrue

(continued on next page...)

of 2 Drummond Place to replace Cole on the Authority, filling an unexpired term to November 14, 1979.

* * * * *

At a special meeting in May, 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 Board.