

TWENTY-THIRD 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

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OF
CAMBRIDGE REDEVELOPMENT AUTHORITY

"...The Authority is confident in the ability of Boston Properties to produce a development that not only will be a great tax benefit to the City of Cambridge, but will provide a landmark of which all the people of Cambridge can be justifiably proud."

Charles C. Nowiszewski
June 11, 1979

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June 11, 1979, was a red-letter day for the Authority. After several months of negotiations by the five-member Authority Board, Chairman Charles C. Nowiszewski and Mortimer B. Zuckerman and Edward H. Linde, partners in the real estate firm of Boston Properties (Cambridge Center Associates), affixed their signatures to a development agreement for the 13-acre triangle (Parcels 3 and 4) in the Kendall Square Urban Renewal Area (Mass. R-107).

The master plan included in the agreement provides for some 1,500,000 square feet of privately-financed development (more than \$150 million) on the triangle site now called Cambridge Center.

The project, scheduled to be phased over a 10 to 15-year period, is expected to include 1.2 million square feet of gross floor area of a mixture of uses, including technical and general office space, a hotel, research and development facilities, and an active retail core of more than 100,000 square feet of shops, restaurants and recreational services, along with supporting structured parking.

At the June 11 press conference, Zuckerman, Chairman of Boston Properties, said, in part, that "we believe there is strong public support for a first-class development, and we would not be starting such a major project without the support of everyone concerned."

Groundbreaking for the first building, a 13-story, 250,000 square foot office tower, was scheduled for late Fall but was delayed by additional pre-construction studies and excavation work. A start early in 1980, weather permitting, was contemplated as the year came to an end. Occupancy is expected in the Fall of 1981.

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Closeout activities in the Wellington-Harrington Urban Renewal Area (Mass. R-108) began in October under a \$7,924,639 contract involving HUD and the City of Cambridge. Activities include the completion of project improvements, acquisition of properties as indicated in the Urban Renewal Plan, particularly those which have not been rehabilitated, and the disposition of said properties for rehabilitation. In addition, funds have been set aside for the continuation of community organization and rehabilitation services by the Wellington-Harrington Citizens Committee.

Major development activities included the construction of a new commercial facility by Morey Hirsch Company on Tract Number 3A, located at Cambridge and Columbia Streets; construction of a new church and parish center for St. Anthony's Church on Tract Number 4A, located at Portland and Cambridge Streets; continued planning activities for Tract Number 4C, located on Portland Street; identification of Cambridge Community Economic Development Corporation as prospective developer of a neighborhood arts center on Tract Number 7, located on Columbia Street; agreement with the Cambridge Housing Authority for disposition of Tract Number 10, located on Willow Street, for parking in connection with major renovation activities at Roosevelt Towers; development of neighborhood consensus for new housing reuse of Tract Number 11, located on Porter Street; review of a possible mixed-use development proposed for Tract Number 12, located at Cambridge and Warren Streets; planning and fund-raising by the Cambridge Boys Club aimed toward construction of a new facility on Tract Number 13, located on Cambridge Street; planning and fund-raising by the Dante Alighieri Society for construction of new housing and an Italian Cultural Center designed by Pietro Belluschi; rehabilitation of Tract Number 20A, located at Hampshire and Columbia Streets, by the Just-A-Start Community Development Corporation as the first part of the Target Impact program, and development of construction plans for new commercial facilities on Tract Numbers 25B and 25C, located at Columbia Street and Webster Avenue, by Automatic Cone Company and University Monumental Works.

In addition, property acquisition, property management, relocation, site clearance and project improvement activities continued as part of the Urban Renewal Program.

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Under contract for technical services, the Authority continued to provide acquisition and relocation services to the Massachusetts Bay Transportation Authority (MBTA) in connection with the Red Line extension. This included activities in Harvard Square, Porter Square, Davis Square, and Alewife Brook Parkway. Under similar contracts, the Authority worked during the year for the City of Somerville Community Development Block Grant Program, including its Grove Street parking facility, and the Town of Arlington Community Development Grant Program, including its Pond Lane project.

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At a special meeting in June, 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.

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The Authority was saddened on June 9 by the sudden death of State-appointed member Cornelius F. Sughrue, who had served only since December, 1978. On the occasion of the signing of a development

agreement two days later, Chairman Nowiszewski commented that "while he had been with the Authority only six months, he had contributed much as we moved forward to this day." At funeral rites, Mayor Thomas W. Danehy eulogized Mr. Sughrue as a "bright, articulate gentleman, a worker for all that was good in life, a man of great generosity and compassion." Early in December, Jacqueline S. Sullivan was named Mr. Sughrue's replacement by Byron J. Matthews, Secretary of the State Executive Office of Communities and Development. Mrs. Sullivan, Director of Executive Recruitment and Placement for Filene's in Boston, is the first woman to serve on the Authority Board since its inception in 1956. Her term will run until November 14, 1984.