

TWENTY-FOURTH 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, 1980

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OF
CAMBRIDGE REDEVELOPMENT AUTHORITY

"...We've watched this site through the years and we've tried to get some federal funding for it...It is a real pleasure to see work now underway."

Thomas P. O'Neill, Jr.
Speaker of The House
May 22, 1980

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The occasion was a reception given by the real estate development firm of Boston Properties to celebrate the start of construction in Cambridge Center, the 13-acre triangle (Parcels 3 and 4) in the Kendall Square Urban Renewal Area (Mass. R-107).

O'Neill, Governor Edward J. King, City Manager James L. Sullivan and Mayor Francis H. Duehay were among a large delegation of federal, state and city officials who joined with the Redevelopment Authority and principals of Boston Properties at the May 22 event.

Exactly three months before, on February 22, the pile driving began for the first building -- a 13-story, 250,000 square foot brick, glass and aluminum office building. The driving of piles -- 320 of them -- to an average of 70 feet reverberated through the entire Kendall Square area as a continuous noise nuisance to some, by music to the ears of Authority members and staff, and to Boston Properties.

Pile-driving was concluded on April 7 and in short order the building, designed by Davis, Brody Associates and constructed by Turner Construction Company, began to take shape. At year's end, construction was six weeks ahead of a schedule that called for first occupancy by prime tenant, Index Systems, in September, 1981. Boston Properties also reported encouraging marketplace response, giving rise to the expectation of the start of a second office building in early 1981.

The master plan, developed by Moshe Safdie and Associates, includes more than one million square feet of office space, a hotel, athletic facilities, retail shops, restaurants and business services, and structured on-site parking. The triangle also will include a public plaza to be built by the Redevelopment Authority as part of a wide range of public improvements that involve reconstruction of Main and Sixth Streets (mid-block connector), Broadway and a new western connector running from Main to Binney Street, as well as new sidewalks, landscaping and street lighting.

Extensive underground utility work, under a \$1.3-million contract with J. Biotti & Sons, the low bidder, got underway in June. Completed before the end of the year has been sewer and drain works in the proposed western connector from Main to Binney Streets, sewer work on Broadway, sewer and drain work on Sixth Street, and sewer work on Main Street. Scheduled for completion in the first half on 1981 is drainage work on Binney Street, water work on

Sixth and Main Streets, sewer, drain and water work on Third Street, and drain work on Monroe Street and the proposed pedestrian way from Binney Street to Broadway.

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Late in October, the Authority gave a preliminary developer designation for 90 days to Boston Properties for development of Parcel 2, the so-called "surplus NASA land" (or quadrangle) north of Broadway and west of Sixth Street.

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During the year, the Authority successfully negotiated a purchase and sales agreement with the Massachusetts Bay Transportation Authority (MBTA) for the acquisition of the 62,000 square feet of land and buildings on the apex of the triangle. The transfer of the property is expected early in 1981.

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The Authority was notified during the year by the Urban Mass Transit Administration (UMTA) that \$4.3-million has been set aside for the Authority's public improvement program in connection with the MBTA's station modernization and traction substation programs. The MBTA will request additional UMTA funds in 1981.

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Closeout activities continued in the Wellington-Harrington Urban Renewal Area (Mass. R-108) with the completion of project improvements, acquisition of properties, new construction, rehabilitation and renovation of existing structures and code inspection of all properties to attain minimum compliance with property standards.

Funds set aside from the financial settlement contract of \$7,924,639 continued to provide for community organization and rehabilitation services by the Wellington-Harrington Citizens Committee.

Major development activities included completion and dedication, on June 15, of the new St. Anthony's Church on Tract Number 4A, at Portland and Cambridge Streets. Planning continued for the new parish hall and rectory to be located adjacent to the new church.

The Wellington-Harrington Development Corporation, in July, was identified as the prospective developer of a neighborhood shopping center and residential housing development for Tracts 4B and 4C on Portland Street.

In March, ARTSPACE, Inc. was designated as developer for nine non-traditional artists' residential-studio units and gallery in the vacant former temple at 238 Columbia Street. Reconstruction began in December.

In September, Tract Number 10 (11,998 square feet) located on Willow Street, was transferred to the Cambridge Housing Authority

to be used for parking in connection with major renovation activities at Roosevelt Towers to begin in January, 1981.

In October, the Authority advertised Tract Numbers 11A and 11B, located on Porter Street; Tract Number 12C, located on Marion Street; Tract Number 32, located on Portland Street -- all for reuse as scattered new housing sites.

Review continued on plans to develop a new restaurant facility on Tract Number 12A (Cambridge and Warren Streets) and a public parking area on Tract Number 12B (between Marion and Warren Streets).

The Cambridge Boys Club continued planning and fund-raising activities for new facilities to be constructed on Tract Number 13, located on Cambridge Street.

Groundbreaking ceremonies were held on December 10 for the Dante Alighieri Society's planned Cultural Center on Tract Number 17A at Hampshire and Portland Streets. The \$1-million, two-story brick structure is to include classrooms, lecture halls and a 10,000 volume library. Among federal, state and city officials in attendance were Governor Edward J. King, and former Massachusetts Governor John A. Volpe. The Society anticipates the beginning of foundation construction next spring. Construction began in December on the Society-sponsored Lilac Court Townhouse Development on Tract Number 17B. The development by Urban Development and Investment Corporation will contain

twenty-four (24) market-rate, owner-occupied townhouse units scheduled for completion next Summer.

Rehabilitation of three housing units on Tract Numbers 18G and 35B, both on Elm Street, by Homeowner's Rehab, Inc., began in December through a work equity program. Completion is anticipated by late next Spring.

The rehabilitation of a one-family house on Tract Number 20A, located at Hampshire and Columbia Streets, by the Just-A-Start Community Development Corporation through its Buy-A-House program, was completed in December. Plans were nearing completion at year's end on development of new commercial facilities on Tract Numbers 25B and 25C (Columbia Street and Webster Avenue) by Automatic Cone Company and University Monumental Works.

During the year, 13 small fragment parcels in the Wellington-Harrington Area were transferred to abutters for reuse as yard area and/or residence parking. The Authority staff continued to work on disposition of some 44 additional fragment parcels.

Reconstruction of 13 streets, including water mains, catch basins, sidewalks, street surfaces and planting of shrubbery and trees, began in April. Completion of the \$1,080,000 contract, awarded to John Mahoney Construction Co., Inc., is scheduled for next Summer.

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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 and the new Kendall Square station. This includes activities in Kendall Square, 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, the Cambridge Housing Authority's Linnaean Street Elderly Housing Project, the Town of Arlington Community Development Block Grant Program, including its Pond Lane project, and the North Shore Community College Lynn Campus Center Project.

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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.