



Cambridge Redevelopment Authority

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Joseph F. Tulimieri
Executive Director
Secretary

To : Members
Cambridge Redevelopment Authority

From : Joseph F. Tulimieri
Executive Director

Date : May 18, 1983

Re : Annual Report of the Executive Director

Dear Authority Members:

The Twenty-Sixth Annual Report of the Cambridge Redevelopment Authority for 1983 herewith transmitted to you, reflects a year of considerable accomplishment, as well as the changes associated with modifications in funding resources. This year's report incorporates a "tour" of the Kendall Square and Wellington-Harrington project areas and contains project summaries and brief fact sheets of major development sites.

The most startling activities were seen in the Kendall Square project with the occupation of over 200,000 s.f. of office space and the initiation of the first buildings on Parcels 2 and 3 and the 863-car parking garage on Parcel 4. In addition, the installation of surface improvements by the Authority are beginning to have a significant impact.

Although on a smaller scale, major commercial, institutional and residential development activities occurred in the Wellington-Harrington project. Most notably, St. Anthony Church's Parish Hall and Rectory site preparation and foundation construction began, the Dante Alighieri Society completed its building shell, and the Authority designated Linden Park Homes (Wellington-Harrington Housing Associates) to develop 54 units of sales housing. Fourteen units are being constructed for low-income families in accordance with an agreement by and between the Authority, the Wellington-Harrington Citizens Committee and the Cambridge City Council.

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During the year, the Authority took control of a 62,000 square feet parcel of land and buildings owned by the Massachusetts Bay Transportation Authority (MBTA) and executed a \$5.1-million contract with the MBTA funded by the Urban Mass Transit Administration for the design and construction of transit-related public improvements.

With your policy direction and guidance, Authority staff will continue to serve the City of Cambridge and its residents in order to accomplish increased employment, tax revenues and infrastructure improvements

TWENTY-SIXTH ANNUAL REPORT
OF
CAMBRIDGE REDEVELOPMENT AUTHORITY

The Authority's 25th anniversary year (organizational meeting February 20, 1957) coincided with marked progress in development in the Kendall Square Urban Renewal Area (Cambridge Center) and an accelerated program aimed at concluding closeout activities in the Wellington-Harrington Urban Renewal Area prior to December 31, 1983.

Construction of two more buildings in Cambridge Center by developer Boston Properties got under way during 1982, along with an 863-car parking garage on Parcel 4 between 5 Cambridge Center, the 13-story, 250,000 square foot building fully occupied during the year, and 4 Cambridge Center, a 12-story, 225,000 square foot building, nearing completion at year's end.

The two new buildings brought initial construction to Parcels 2 and 3.

A two-story, \$8 million building of 62,576 square feet, to be occupied by Biogen N.A., an international biotechnology company engaged in the commercial application of genetic engineering research, got off the ground on Parcel 2 in April, with initial occupancy expected in February, 1983.

Construction began in October on a six-story, \$23 million Whitehead Institute building for biomedical research -- 9 Cambridge Center -- at the southwestern end of the triangle in Parcel 3. Initial occupancy is expected in July, 1984.

Garage construction on Parcel 4 began in March with initial occupancy due in January of 1983. The garage adjoins 4 Cambridge Center, with the prime tenant in this building, Computer Corporation of America, having access from its 4th floor offices to the landscaped near-acre rooftop which also will be open to the public. CCA is the prime tenant in this second office tower. The firm was relocated by the Authority from 6,000 square feet of space in the area 15 years ago to make way for the NASA development that never was completed, and is now moving back into more than 60,000 square feet of space.

With the assistance of the Authority legal counsel, Foley, Hoag and Eliot, City Manager Robert W. Healy and the City Assessors were able to work out an in-lieu-of-taxes agreement with the non-profit Whitehead Institute.

During the year, the Authority completed construction of new streets, street widenings and sidewalks in the Kendall Square area. These improvements included a new "western connector," a roadway running parallel to the railroad tracks at the western end of the project between Main and Binney streets, and the widening of Binney street, between Fulkerson and Third streets. The widening of Binney Street, will be continued by the City outside the project area east of Third street to Commercial avenue. The \$2.5 million-plus public improvement contract also included the rebuilding and widening of a large portion of Broadway.

Public improvements valued at \$700,000 also were completed. They included construction of brick sidewalks and street-scape improvements around 5 Cambridge Center, the first office building, along with landscaping improvements, including grass and trees on most of the new and reconstructed streets and the medians therein.

The Authority concluded lengthy negotiations by acquiring the Massachusetts Bay Transportation Authority (MBTA) property of some 62,000 square feet of land and buildings on the apex of the triangle in the Kendall Square Urban Renewal area.

The Authority also executed construction contracts in connection with the \$5.1-million in funds set aside by the Urban Mass Transit for use in the design and construction of transit-related public improvements.

The MBTA completed construction of its new traction power substation near the apex of the triangle, but the power-equipment operation is not expected to be in place until early 1984, thus delaying demolition of the old power traction station and Boston Properties' plans for a hotel to be built with air rights over the new power traction station.

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, acquisition of properties, new construction, rehabilitation and renovation of existing structures, inspection of properties to attain compliance with the minimum property code standards, and community organization and rehabilitation services provided by the Wellington-Harrington Citizens Committee.

Major development activities involved completion of the landscaping associated with the new St. Anthony Church, together with completion of site preparation and foundation construction activities for the new St. Anthony Parish Hall, Rectory and adjacent off-street parking facilities.

The Authority designated the Wellington-Harrington Housing Associates to develop a 54-unit townhouse project with a range of 25 to 40 percent of the units being provided for low- and moderate-income families on Tract Number 4C on Portland street. To accommodate this development (Linden Park Homes) the Authority began construction in June of the associated public street system. Completion of the roadway system and the start of construction activities for the housing are scheduled for mid-1983.

The Dante Alighieri Society completed construction of the building shell of its cultural center at Hampshire and Portland streets, together with all associated utilities. The two-story brick structure is to include classrooms, lecture halls and a 10,000-volume library.

In mid-year, construction began on the two-story brick commercial building on Tract Number 3C, at the corner of Windsor and Cambridge streets. The building has been leased to the University Bank and Trust Co. as a branch facility. The bank plans to begin operations there in June, 1983.

Construction and rehabilitation activities began in September on the conversion of the Marion Cafe's restaurant facility that will include an open eating area at the adjacent lot (Tract Number 12A-1 at the corner of Marion and Cambridge streets.)

The Authority designated Giro and Elizabeth DiBiase as developers of a two-story brick commercial building for retail and office uses on Tract Number 12A at the corner of Cambridge and Warren streets. Construction is scheduled to begin in mid-1983.

During the year, construction activities were completed on the following Wellington-Harrington projects: Tract Number 7, by ARTSPACE, INC., 10 artists' residential studio units in the former Temple Beth Shalom at 238 Cambridge street; Tract Numbers 11A and 11B, by the Just-A-Start Community Development Corporation, two single-family homes located on Porter street; Tract Numbers 12CA and 12CB, by the Just-A-Start Corporation, two townhouse units under the Section 235 Program for low- to moderate-income families, located on Marion street; Tract Numbers 25B and 25C, two one-story commercial facilities on Cambridge street, occupied by University Monument Works and Automatic Cone Co., and Tract Numbers 32A and 32B, two townhouse units located on Portland street.

During 1982, the Authority dedicated ownership to the City of 17 improved parcels, the improvements ranging from sidewalk widenings, open space, open space recreational uses, to underground utility systems. Also during 1982, the Authority transferred ownership of 14 fragment tracts to neighborhood residents for use as yard and off-street parking.

Reconstruction activities were undertaken on nine streets, including the installation of underground utilities, water mains, catch basins, sanitary and sewer mains, together with sidewalk, street surfaces and painting improvements, at a cost of approximately \$1,800,000. Another site included in this contract and completed during the year was the 34-space public parking facility on Tract Number 12B between Marion and Warren streets.

The Authority staff completed its technical services for real property acquisition (15 properties), relocation assistance (20 businesses) and property management in accordance with a contract with the Commonwealth of Massachusetts, Board of Trustees of the new North Shore Community College, being building in Lynn.

In October, the Authority staff hosted a tour of the Authority's redevelopment areas by members of the National Association of Housing and Redevelopment Officials (NAHRO) which held its national convention in Boston. Some 100 delegates took advantage of the bus

tour and expressed great interest in the Authority's successful projects.

All Authority officers were re-elected, as follows, at the annual meeting on May 20: 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.