

TWENTY-SEVENTH 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, 1983

TWENTY-SEVENTH ANNUAL REPORT  
OF  
CAMBRIDGE REDEVELOPMENT AUTHORITY

"It is very easy to find fault with an organization as large as yours, but to some, very difficult to praise you when the occasion arises ... it is with pleasure I am writing to compliment those in charge and also the contractors."

A Cambridge resident concerned  
with new streets and sidewalks  
in the Wellington-Harrington  
area  
June 23, 1983

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This year was highlighted by groundbreaking for a fifth building in Cambridge Center (Kendall Square Urban Renewal Area -- Mass. R-107), continuance of construction on new streets, sidewalks and landscaping in the area, including the elimination of the Kendall Square rotary, and in the Wellington-Harrington Urban Renewal Area (Mass. R-108), acceleration of improvements with closeout activities extended a year to December 31, 1984.

Ceremonies marking the construction start of 11 Cambridge Center, a 79,000 square foot, four-story research and development facility for Symbolics, Inc., were held on June 8 at the site on Broadway at the new western connector road. The firm manufactures artificial intelligence devices for computers.

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Only a week later in June, dedication ceremonies for the new U. S. corporate headquarters of Biogen N.A. were held at the Binney street site (14 Cambridge Center) diagonally across from the Symbolics site on Parcel 2, the so-called surplus NASA land quadrangle. Biogen, an international biotechnology company engaged in the commercial application of genetic engineering research, began occupation of its 62,575 square foot, two-story building two months earlier.

Meanwhile, construction continued on the 130,000 square foot, six-story Whitehead Institute building for biodemical research -- 9 Cambridge Center -- at the southwestern end of the triangle in Parcel 3. Initial occupancy is scheduled for mid-1984.

Occupancy began early in the year at the 863-car parking garage on Parcel 4 between 5 Cambridge Center, the 250,000 square foot, 13-story office building fully occupied during 1982, and 4 Cambridge Center, a 225,000 square foot, 12-story office building initially occupied early in the year by prime tenant Computer Corporation of America. This building was approximately 70 percent occupied by year's end. The landscaped rooftop of the garage was expected to be ready for use as public open space in the Spring of 1984.

Elimination of the City's most hazardous traffic circle and installation of traffic signalization systems at six major intersections featured continuing public improvements in the Kendall Square area. The pedestrian way, built on the former Sixth street

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location between Binney Street and Broadway, was opened to the public.

The MBTA completed plans and specifications for extension of the subway platform by two train lengths, construction of two new headhouses, and rehabilitation of the present Kendall Square station, renamed by the MBTA as Cambridge Center/MIT. Work is expected to begin in mid-1984.

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Major developments in Wellington-Harrington included construction of the new St. Anthony Parish Hall, Rectory and adjacent off-street parking facilities, and the adjacent 54-unit townhouse project, Linden Park Homes, on Cardinal Medeiros avenue, formerly Portland street.

At year's end, 21 of the 54 units (two- and three-bedrooms) had been completed and occupied. An agreement by and among the Authority, the Cambridge City Council and Linden Park Homes, Inc., a non-profit corporation created by the Wellington-Harrington Citizens Committee, calls for 25 percent of the units in the Tract Number 4C development to be provided for low- and moderate-income families. To accommodate the 4-acre development, the Authority constructed an internal roadway system, with streets in the area named as Michael Way, James Way, Cornelius Way and WHCC Commemorative Way, the first three named for Michael Vitagliano, a charter member of the Citizens Committee; James Bentubo, WHCC president, and Cornelius McLaughlin, president of Linden Park Homes, Inc., re-

spectively.

Other new housing under way in the area during 1983 included five townhouse units on Tract 6 at Hampshire and Clark streets. The units, expected to be occupied in mid-1984, will be made available to Cambridge families through the first-time homebuyers' reduced interest program of the Massachusetts Housing Finance Agency.

Completed construction work included a two-story commercial building at Cambridge and Windsor street (Tract 3C) leased to the University Bank and Trust Company as the first bank in the Wellington-Harrington Area (a branch facility by 1000 Cambridge Street Realty Trust). Bank operations on the site began in June.

Construction of a two-story brick commercial building on Tract 12A at Cambridge and Warren streets began in mid-year, with developers Giro and Elizabeth DiBiase anticipating initial occupancy for retail and office uses in the Spring, 1984.

A topping-off ceremony at the Dante Alighieri Society's two-story building at Hampshire and Portland streets was held in May. Completion of site work and occupancy of the cultural center is scheduled for 1984.

Other construction activities in progress during the year included two residential units on Hampshire street (Tract 20C) by Homeowners Rehab Inc., and three townhouse units on Portland street (Tract 37A) by Just-A-Start Corporation. Both are utilizing Community Development Block Grant assistance to provide housing for

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low- and moderate-income families, and both developments are scheduled for completion by mid-1984.

During the year, the Authority dedicated ownership to the City of Tract 12B, the new 34-space public parking facility between Marion and Warren streets, and the street system in the Linden Park Homes development. The Authority also transferred ownership of eight fragment tracts to neighborhood residents for use as yard and off-street parking space.

Public improvements were undertaken on seven streets, including installation of underground utilities, water mains, catch basins, sanitary and sewer mains, along with sidewalk, street surfaces and landscaping improvements.

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At its annual meeting on May 20, 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. Jacqueline S. Sullivan continued as the State-appointed member of the Authority board.

The Authority board and staff early in the year noted the death, on December 21, 1982, of Raymond S. McLay, a charter member of the Authority. Mr. McLay, former president of Tree-land, Inc., served from February 1957 until his resignation in February 1960.

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