

TWENTY-NINTH ANNUAL REPORT
OF
CAMBRIDGE REDEVELOPMENT AUTHORITY

336 Main Street
Cambridge, Massachusetts

December 31, 1985

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"There is still much to be done, but we have made rapid strides...Boston Properties is far ahead of its original schedule in terms of the total amount of space it has built to date...and has lived up to or exceeded every commitment made to us."

Thomas J. Murphy
CRA Chairman, reflecting
on first five years of
Kendall Square development

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Topping off of the 25-story, 431-room Marriott Hotel, planning and design for the adjacent plaza, and approval of preliminary plans for a four-story 100,000 square foot office and retail building headed the list of major milestones during the year in the Kendall Square Urban Renewal Area (Mass. R-107).

Since the first pile was driven for the first building, Five Cambridge Center, in February, 1980, Boston Properties has completed or has under construction more than 1,000,000 square feet of space in six buildings on the 24-acre Cambridge Center site, as well as an 263-car parking garage.

Construction of the hotel on Broadway and its two-story lounge and ballroom extension to Main Street on the east end of the planned plaza got under way in late spring and was saluted at a June "celebration" of the construction start.* Completion is expected next fall.

* "It's really a continuation of a very rapid development of the Kendall Square area that was a wasteland some 15 years."

Robert W. Healy
Cambridge City Manager

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In March, the Cambridge City Council approved the financial settlement with HUD on the Kendall Square project. As a part of that approval, the Council also authorized the City Manager to execute a Closeout Agreement and a Technical Services Contract with the Authority, whereby the Authority administers project activities. The funding was the aggregate total of a HUD financial settlement grant, in the amount of \$8 million, approximately \$3 million in future land proceeds, and \$2.2 million in unexpended UMTA grant funds. The financial settlement grant was the result of the passage of PL 98-62 allocating \$6 million, together with an additional \$2 million secured by the Authority in negotiations with HUD.

In conjunction with the hotel, developer Boston Properties also has the Turner Construction Company building a multi-building service area beneath the site of the Authority's planned plaza. This will service the hotel, and two buildings in the planning stage, which, when developed, will complete Parcel 4. One is a 12-story office building -- One Cambridge Center -- to be located at the apex of the triangle; the other, a four-story office and retail building -- Three Cambridge Center -- to be located on Main

Street adjacent to Five Cambridge Center, and in front of the 863-car parking garage. Three Cambridge Center will include a food court between it and the garage.

The basement level and first floor level of Three Cambridge Center are expected to be occupied by the M.I.T. Cooperative Society (the COOP) for the majority of its retail business presently conducted on M.I.T. property on Massachusetts Avenue. Construction is expected to get under way by spring of next year.

Under terms of the development agreement, the Authority will undertake construction of a plaza (approximately 15,000 square feet) at an estimated cost of \$500,000. The plaza will feature a unique paving design, a grouping of trees with benches on the Main Street frontage, a water element, and a public work of art provided by Boston Properties. The plaza will be maintained and programmed by Boston Properties, in accordance with an Operating and Easement Agreement now under negotiation.

Meanwhile, a section of Main Street, between Dock and Hayward Streets, remained closed to vehicular traffic as the \$7,680,700 MBTA project that began in mid-1984 accelerated during this year and is now scheduled for completion in mid-1986. The project involves the extension and modernization of the Kendall Square subway station, as well as new headhouses, one on the site of the former Glynn's Restaurant on the south side of Main Street at Carleton Street, the other directly opposite and integrated into the west end of the plaza.

The new MBTA traction power station near the apex of the triangle

was completed and put into operation during the year.

The Authority is preparing to seek bids before mid-1986 on the plaza and on street and sidewalk widening and reconstruction and appurtenances on portions of Broadway and Main Street and Hayward Street. Construction cost is estimated at \$1,400,000.

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Five development sites remain to be completed before closeout activities can be concluded in the Wellington-Harrington Urban Renewal Area (Mass. R-108).

All Authority-owned land in the area has been disposed of, with fragment tracts transferred to residents for use as yard and off-street parking areas.

Construction activities to complete the new St. Anthony Parish Hall began in August, and full completion of the Parish Hall, courtyard, parking area, site lighting and landscaping is anticipated by the end of 1986.

All 54 townhouse units in Linden Park Homes on Cardinal Medeiros Way were completed and occupied during the year. Twenty-three of the units were provided for low-and-moderate-income families.

The Dante Alighieri Society completed construction of the two-story Cultural Center at the corner of Hampshire Street and Cardinal Medeiros Way. The building has an open meeting area, classrooms, lecture halls and a library that is expected to contain some 10,000 volumes.

Homeowner's Rehab, Inc. continued construction activities on a two-story brick dwelling of historical significance that was moved from an East Cambridge site to Hampshire Street. When an addition to the building and reconstruction work is completed late next year, the two units will be made available to low-to-moderate income Cambridge families by utilizing a work equity approach together with Community Development Block Grant assistance.

Construction plans and specifications have been finalized for a four-story brick commercial building on Tract 13, the former Langley site across from Roosevelt Towers on Cambridge Street. A construction start is expected next May.

Reconstruction was completed on the two-unit residential structure on Tract 28 on Hampshire Street. Peter Budrewicz, a former tenant and now owner of the property, will occupy one of the units.

The Authority designated Victor Baptista, a neighborhood resident, as developer of Tract 37B, the former St. Anthony Parish Rectory, located on Cardinal Medeiros Way. In December, Mr. Baptista began reconstruction work on the building to provide two units, one of which he and his family will occupy. Reconstruction is scheduled to be completed early next summer.

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The Authority Board and staff were deeply saddened on May 5 by the death of Charles C. Nowiszewski, Chairman of the Authority

since December, 1976, some 11 months after the City Council unanimously approved his appointment. He had served as a member of the City's Planning Board for four years. Mr. Nowiszewski, 54, was a moving force in the Authority's successful efforts to get construction under way in Kendall Square. He had been an engineer with Raytheon Co. for 28 years. Vice Chairman Thomas J. Murphy was elected as Chairman, a position he formerly held for many years. Other Authority members are Jacqueline S. Sullivan, State-appointed member who was elected to succeed Mr. Murphy as Vice Chairman; Frank S. Maragioglio, Treasurer, and Gustave M. Solomons, Assistant Treasurer.
