

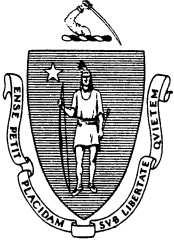
**LAND JOBS  
AND  
BUSINESS  
DEVELOPMENT:**

**The Changing Character  
of the Cambridgeport  
Industrial District**

**Gerontology**

**College of Public and  
Community Service**

**University of  
Massachusetts  
at Boston  
Boston, MA 02125**



# *The Commonwealth of Massachusetts*

*University of Massachusetts - Boston*

*Downtown Center*

*Boston, Massachusetts 02125*

Gerontology Institute

## FORWARD

With the publication of this document, entitled, LAND, JOBS AND BUSINESS DEVELOPMENT: The Changing Character of the Cambridgeport Industrial District - the Gerontology Institute, College of Public and Community Service, University of Massachusetts at Boston, has completed three research reports focusing on current housing and community development issues in the City of Cambridge.

In September of 1986 the Institute issued its first report, Older Residents of Riverside and Cambridgeport: Recommendations for a Population at Risk. This study examined the housing and economic status of older residents living in two neighborhoods undergoing rapid growth and change. It found that while the aging population has provided important stability to the area over the years, it is now threatened with displacement, due to housing pressures, economic changes, and commercial/residential growth and development. Through a number of recommendations, the report urged neighborhood leaders and City officials to focus on the situation facing this population and to take the steps necessary to help stabilize the community.

The second report, Licensed Lodging Houses, City of Cambridge, Report and Recommendations, issued in November 1986 focused on the rapid decline in this source of housing for low income and elderly people in the City of Cambridge. The report concluded that unless the City undertook direct intervention and leadership this type of housing would virtually disappear due, primarily, to condominium conversion.

This third report, LAND, JOBS AND BUSINESS DEVELOPMENT, focuses on the changes taking place in the Cambridgeport Industrial District. The Gerontology Institute has undertaken this study because the impact of these changes, will be felt both directly and indirectly by older residents and, indeed, by all residents of the Cambridgeport neighborhood. Redevelopment in the District has strong implications for the entire area's housing, economic, and employment future.

Hopefully this Institute report and its findings will assist community residents and City officials in carefully distinguishing the economic and human benefits of redevelopment in the Industrial District from the costs to the neighborhood and the City as a whole. The goals of development in this District should include as priorities preservation of local neighborhoods and their current population, employment opportunities responsive to local and City residents, and economic development which is constructive, not destructive, for the fabric of the area.

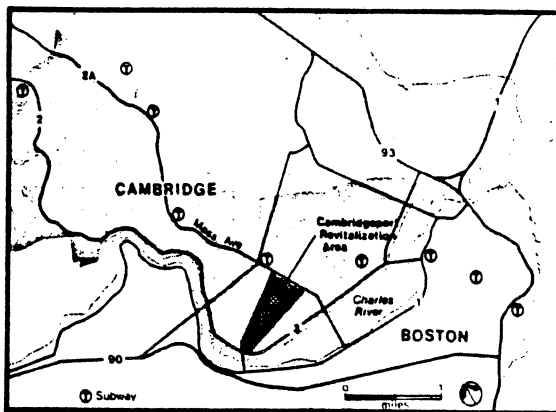
Respectfully submitted

A handwritten signature in cursive script that reads "Paul Houlihan". The signature is written in black ink and has a long, sweeping underline that extends to the right.

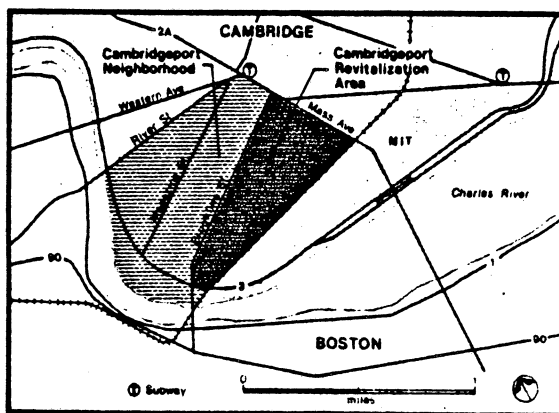
Paul Houlihan  
Gerontology Institute  
July 1987

## The Cambridgeport Industrial District

The Cambridgeport Industrial District (or Revitalization Area) encompasses about 130 acres, one third of the Cambridgeport neighborhood. It is bounded by Massachusetts Avenue on the North, the railroad corridor on the East, Memorial Drive on the South, and Brookline Street on the West.



**City of Cambridge**



**Cambridgeport**

Map source:  
Cambridgeport Revitalization Plan  
Cambridge Community Development Department  
January 1983

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## I. Purpose

In September 1986 the Simplex Steering Committee requested the assistance of the Gerontology Institute in gaining a clear understanding of the nature of business, the number of firms, and types of employment opportunities currently available in the Cambridgeport Industrial District (CID). The Steering Committee based this request on concern that the nature and number of firms in the CID was changing dramatically, as were the types of employees required by new enterprises. due to the reduction of manufacturing firms and the increase of high-tech industries in the CID.

In response to the Steering Committee's request, the Gerontology Institute designed a research project which sought to present a clear perspective on business and industry in the CID, and to analyze the changes which have taken place in the District in recent years.

## II. Sources of Information

The Institute research team gathered information through six primary sources. They were:

- o an inventory of firms based on site visit and field inspection of all businesses in the CID
- o a mail survey developed and designed by the research team (Attachment I)
- o in-person interviews with representatives of firms in the CID conducted by Institute researchers
- o telephone interviews with representatives of firms in the CID conducted by Institute researchers

- o data gathering conducted at the Massachusetts Industrial Finance Agency (MIFA) and review of minutes of the Cambridge Industrial Development Financing Authority (CIDFA).
- o review of the Cambridgeport Revitalization Plan issued by the City of Cambridge Community Development Department, January 1983

The Institute also utilized the following supplementary sources of data and information:

- o The Directory of Massachusetts Services, 1986-87
- o The Directory of New England Manufactureres, 1986-87
- o The Directory of American Research and Technology, 1986
- o The Standard Industrial Classification Manual, 1972 and 1977 Supplement

### III Data Collection Summary

107 firms were identified through the following process:

- a) Gerontology Institute researchers conducted a site inspection of all buildings in the Industrial District and gathered names and addresses of all firms
- b) A cover letter and questionnaire was sent to each firm identified above and to the 115 firms cited in the City's Revitalization Plan (January 1983). Each envelop requested that the Post Office provide forwarding address if the firm had moved
- c) Telephone directories were utilized to contact firms which the Post Office indicated had moved from their previous locations
- d) The four business directories cited above were scanned to determine if any additional firms could be identified

Through this process it was determined that 107 firms were presently operating in the CID. A total of 72 firms responded to the Institute's survey (67% response rate). Substantive information was collected on an additional 28

firms utilizing one or more of the directories cited above. and 6 other firms utilizing the resources and data base of the Massachusetts Industrial Financial Agency. In total, substantive information was collected on 96 of the 107 firms located in the CID as of May 1987 (90% of firms). (See Attachment II).

A summary of data sources utilized in the Gerontology Institute's 1987 Inventory is as follows:

a. Structured Interviews:	<u>% Rate</u>
1. Number of survey questionnaires distributed: 107	100%
2. Number of firms which responded to the written survey: 72 firms:	67%
b. Personal inspection of firms: 107 firms	100%
c. Telephone interviews: 72 firms	67%
d. In-person interviews: 28 firms	26%
e. Massachusetts Industrial Finance Agency: 6 firms	6%
f. Directories: 28 firms	26%
g. Substantive data obtained from all sources:	90%

It was determined that 57 of the firms identified by the City as being operational in the CID as of January 1983 were no longer located in the CID as of May 1987. A full 50% (58 of 115 firms) of businesses had departed the CID in this four year period between the completion of the City's 1983 inventory and the Institute's 1987 survey. (Attachment III)

By contrast of the 107 firms presently in the CID. 57 were operational in the CID in 1982 (53%) and remain there today.

A summary of documentable change between 1983 and 1987 is as follows:

- A. 1983 ..... 115 firms  
(100% of 115 firms)  
Source: Cambridgeport Revitalization Plan.  
Cambridge Community Development Department,  
January 1983.
  
- B. 1987 .....107 firms  
(100% of 104 firms)  
Source: Inventory of Firms Located in the CID.  
the Gerontology Institute, University of  
Massachusetts/Boston. May 1987.
  
- C. Number of firms in the CID in 1982.  
but NOT in 1987 .....57 firms  
(50% of 115 firms)  
Source: Comparison between the 1983 survey  
and the 1987 inventory.

#### IV. Changing Character of Firms in the CID

Unfortunately, the business activities of the 57 firms which moved out of the CID between 1983 and 1987 were not identified in the City's 1983 inventory. It is difficult, therefore, to compare with precision the types of firms which have moved out of the CID and those which have moved into the CID during this four year period. However, it is estimated that a significant majority of the firms which moved out of the District were engaged in traditional manufacturing and service activities, such as Fenton Shoe, Revelation Bra, Paramount Coat, and a host of smaller firms. (See Attachment IV).

By contrast, the firms which responded to the Gerontology Institute's recent survey, and which have moved into the CID since 1982, 45% (9 of 20) are engaged in sophisticated high tech research and development activities, such as Laser Metric Systems (laser dimensional measurement); EML Research (electro-magnetic systems); and Mass Manufacturing (optical instruments and systems).

#### V. Analysis of Types of Firms in the CID

The Standard Industrial Classification Manual (1977) was utilized to classify the types of firms operating in the CID at the present time. This Manual is the official system utilized by the United States government to identify and classify business activity. The SIC system is divided into 11 categories:

1. Agriculture, forestry, and fishing
2. Mining
3. Construction
4. Manufacturing
5. Transportation, communications, electric, gas and sanitary services
6. Wholesale trade
7. Retail trade
8. Finance, insurance, and real estate
9. Services
10. Public administration
11. Nonclassifiable establishments

The SIC Manual, last amended in 1977, does not identify many of the newer high-tech, research and development, business activities, such as those now operating in the CID. The Institute, therefore, placed these firms in the SIC's Nonclassifiable Establishment category. For 1987, the array of firms by SIC category is as follows:

<u>SIC Category</u>	<u>Number of CID Firms</u>	<u>Percent</u>
Construction	2	2%
Manufacturing (including manufacturing in conjunction with other categories)	19	20%
Transportation	1	1%
Wholesale Trade	8	9%
Retail Trade	15	16%
Finance and Real Estate	2	2%
Services	30	32%
Nonclassifiable Establishments (including R&D in conjunction with other categories)	—	—
TOTALS	94 of of the 107 firms (88%)	100%

As cited above, 32% of firms in the CID at the present time are engaged in service sector activities; 20% are engaged in manufacturing activities; and 19%, known to participate in high tech, research and development activities are listed in the Nonclassifiable Establishments category.

#### VI. Years Located in the CID

The Gerontology Institute was able to collect information from 67 of the 107 firms relative to length of occupancy in the CID. Results are as follows:

<u>Years in The CID</u>	<u># of Firms</u>	<u>Percent</u>
0-5	24	36%
6-10	14	21%
11-25	11	16%
26-50	10	15%
51-90	8	12%
	—	—
TOTALS	67 of the 107 firms (64%)	100%

In addition to the 67 firms for which data on longevity in the CID was collected, there is evidence that the majority of the remaining firms (40) have been in the District five years or less. Of those polled directly, as the table above indicates, 36% have operated in the District five years or less and an additional 21% have operated ten years or less.

The changing character of the CID is highlighted by the fact that the majority of the firms presently operational in the CID have been there for relatively few years, compared to the few longer term business occupants of the District, such as Cambridge Furniture (87 years), and Massachusetts Transportation (90 years).

VII. Type of Occupancy in the CID: Renters/Owners

84% of the CID's firms (90 of 107 firms) provided information to the Institute concerning their occupancy status as renters or owners. 82% of the firms providing this information (74 of 90 firms) rent their facilities. 18% of the 90 firms own their own space (16 of 90 firms). One firm both owns its own space and rents additional space for its operation.

MIT is the CID's largest landlord. It leases space to 49% of the firms renting space in the District (36 of the 74 firms). 81% of these leaseholdings are on property outside the Simplex/University Park project area (29 of 36 leases). 19% of MIT's leases are with tenants located within the proposed Simplex/University Park development area (7 of 36 leases).

In summary the CID occupancy status is as follows:

Total Number of Firms for Which Occupancy Information Available	Renters	Owners	MIT AS LANDLORD		
			Inside Simplex Project Area	Outside Simplex Project Area	MIT Total Ownership
N 90	74	16	7	29	36
% 100%	82%	18%	19%	81%	100%

VIII. Employment Characteristics of Firms Located in the CID

62 of the CID's 107 firms (58%) have provided data on employment including: size of firms; total number of employees; number of full-time employees; number of part-time employees; and the number of Cambridge residents employed. The majority - 34 of the 62 firms (55%) - are small companies, employing less than 10 workers. 19 of the 62 (31%) are medium-sized firms, with 11 to 50 employees. Only 9 of the 62 firms (15%) employ over 50 workers.

A total of 1,970 workers are employed by the 62 firms. While most of the 62 firms are small, the majority (69%) of the 1,970 employees work in the larger firms (those with over 50 workers. 470 (24%) of the 1,970 workers are employed in medium-sized

companies, (between 11 and 50 workers). Only 117 (6%) of the 1,970 employees work in small firms, (those with less than 10 workers.)

Of the 1,970 employees in the 62 firms, 1,874 (95%) are employed full time. Only 96 (5%) of the 1,970 employees are employed part-time.

Only (11%) of the workers are Cambridge residents. Of Cambridge residents employed in the CID's 62 firms 44 (20%) work in small firms. 66 (29%) Cambridge residents working in the CID are employed in medium-sized firms. The majority - 114 of Cambridge's 224 residents working in the CID are employed in firms with more than 50 workers.

Size of Firm (Workforce)	No. of Firm's Employees	Total Number of Employees	No. Full-Time Employees	No. Part-Time Employees	No. Cambridge Residents
0-5	24(40%)	73( 4%)	61( 3%)	12(13%)	24(11%)
6-10	10(15%)	74( 4%)	55( 3%)	19(20%)	20( 9%)
11-25	11(18%)	189(10%)	146( 8%)	43(45%)	42(18%)
26-50	8(13%)	281(14%)	277(15%)	4( 4%)	24(11%)
51-100	5( 8%)	398(20%)	385(20%)	13(14%)	52(23%)
Over 101	4( 6%)	955(48%)	950(51%)	5( 4%)	62(27%)
<b>TOTAL</b>	<b>62 of 107 firms (58%)</b>	<b>1,970(100%)</b>	<b>1,874(95%)</b>	<b>96 ( 5%)</b>	<b>224(11%)</b>

IX. Employment of Professionals in the CID

82% of the CID's research and development, and high-tech firms (14 of 17 firms) provided data on the number of professionals in their work force. 70% of employees in these 14 firms (319 of 454 employees) are classified as professional by their companies. 79% of the CID's traditional manufacturing and

service firms (37 of 47 firms) also provided data with regard to employee type. Only 16% of employees in these traditional firms (225 of 1396 employees) are classified as professionals by their companies.

X. Expansion Plans of Firms Presently Located in CID

The study also explored the extent to which firms presently located in the District are considering expansion of their operation within the CID. 67 of the 107 firms in the CID responded to the survey question "Does the company plan to expand its operation within the Cambridgeport area?"

19% of these firms (13 of 67 firms) answered "Yes" or "Would like to". 59% answered "No", with explanations including "Too expensive", "Being displaced by MIT.", "Lease ending", or "Rent being increased." 21% (14 of 67 firms) indicated uncertainty about future plans.

The following is a summary of the firms expressing interest in expanding within the CID:

1. No. of Firms Responding to the Question      67 (of 107) 63%
2. No. Responding Affirmatively                      13 (of 67) 19%
3. Years Located in the CID for Firms Responding Affirmatively:

<u>Length</u>	<u>No. of firms</u>
1 - 5 years	6 (of 13) 46%
6 - 10	5 (of 13) 38%
11 or longer	2 (of 13) 16%
	<hr/>
TOTAL	13                      100%

4. Type of Occupancy

Own the facility	1 (of 13)	8%
Rent the facility	12* (of 13)	92%
	<hr/>	<hr/>
TOTAL	13	100%

\*NOTE: MIT owns the property leased by 5 of these 12 firms (42%).

5. Standard Industrial Classification (SIC) of These Firms

Classification	No.	
Manufacturing	6 (of 13)	46%
Service	4 (of 13)	31%
R&D	2 (of 13)	15%
Retail Trade	1 (of 13)	8%
	<hr/>	<hr/>
TOTAL	13	100%

Following is a summary of the employment characteristics of the 13 firms expressing interest in expanding within CID:

Total Number of Employees	132	
Number of Cambridge Residents	22 (17%)	
Full-time Employees	120 (of 132)	91%
Part-time Employees	12 (of 132)	9%
	<hr/>	<hr/>
TOTAL	132	100%

Category of Employment

Professional	104 (of 132)	79%
Other	28 (of 132)	21%
	<hr/>	<hr/>
TOTAL	132	100%

XI. Role of the Massachusetts Industrial Finance Agency in the CID

The Massachusetts Industrial Finance Agency (MIFA) is a public state agency designed to promote employment growth through incentives which stimulate business investment in Massachusetts, particularly for those companies which would otherwise have difficulty raising affordable funding to start, expand, or modernize. MIFA's incentives for industrial companies include industrial development bonds, loan guarantees, and pollution control bonds.

Six MIFA projects have been authorized, to date, for firms located in the Cambridgeport Industrial District. These projects are summarized below:

- |                              |   |                          |
|------------------------------|---|--------------------------|
| 1. Borrower                  | : | Kloss Video Corporation. |
| Facilities and equipment for | : | Kloss Video Corporation. |
| MIFA approval date           | : | 1980.                    |
| MIFA bond amount             | : | \$600,000.               |
| Total project cost           | : | \$678,000.               |
| Commitment (new employees)   | : | 100.                     |

Kloss Video received MIFA financial support to:

- (1) Construct a 6,000 square foot clean room and to purchase a tube exhaust oven and other related equipment for use within an existing 32,000 square foot building located at 12 Emily Street and leased from the Massachusetts Institute of Technology.
- (2) Purchase optical/glass equipment for use in an existing 18,000 square foot facility located within a 25,000 square foot industrial building at 145 Sidney Street (directly adjacent to 12 Emily Street) and leased from the Trustees of Harry F. Stimpson.

Kloss Video, following receipt of its MIFA financial support, moved from 145 Sidney Street to Waltham. The firm employs 135 persons, but only 35 workers are employed in the firm's Cambridge facilities at Emily Street. No information was made available on the number of Cambridge residents who work in Kloss Video's Cambridge facility.

2. Borrower	:	Trustees of Harry F. Stimpson
Facilities for	:	Kurzweil Computer Products. Inc.
MIFA approval date	:	1982.
MIFA bond amount	:	\$1,900,000.
Total project cost	:	\$1,900,000.
Commitment (new employees)	:	150.

The Stimpson Trust received its approval for MIFA financial support to renovate a 3-story building containing 48,000 square feet, owned by the borrower and located at 185 Albany Street. The renovation included new windows, upgrading of freight elevator, new lighting, new flooring and installation of dropped ceilings and office partitions. Stimpson's proposal was to lease the renovated building to the Xerox Corporation for the occupancy of its wholly-owned subsidiary, Kurzweil Computer Products. Inc. to serve as Kurzweil's development, manufacturing, and office location.

Based on information provided by the firm, Kurzweil employs 155 persons, 12 of whom are Cambridge residents.

3. Borrower	:	Stimpson Properties
Facilities for	:	Ortho Diagnostic Systems (Cambridge Research Laboratory).
MIFA approval date	:	1982.
MIFA bond amount	:	\$3,300,000.
Total project cost	:	\$3,500,000.
Commitment (new employees)	:	100-150.

Stimpson Properties received MIFA support to completely renovate the interior of a 3-story building containing 48,000 square feet, owned by the borrower and located at 195 Albany Street. The renovation included a new air conditioning system, upgrading heating, upgrading of elevator, new lighting, new flooring and new ceilings. Stimpson's proposal was to lease the renovated building to Ortho Diagnostic Systems, Inc. (Cambridge Research Laboratory), a wholly-owned subsidiary of Johnson & Johnson, for its development, manufacturing, and office locations. Ortho Diagnostics (Cambridge Research Laboratory) according to information it provided, employs 57 persons, 7 of whom are Cambridge residents.

4. Borrower	:	Fort Washington Associates.
Facilities for	:	ManLabs. Inc. and Fort Washington Associates
MIFA approval date	:	1983.
MIFA bond amount	:	\$1,400,000.
Total project cost	:	\$1,540,000.
Commitment (new employees)	:	100-150.

Fort Washington Associates received MIFA financial support to purchase two buildings at 21 Erie Street (50,000 square feet on .75 acres of land) from the Erie Street Realty Trust. The purchase enabled ManLabs, a principal in Fort Washington Associates, to remain a tenant at 21 Erie Street. In addition to the \$1.4 million financial help from the MIFA, the Fort Washington Associates committed an additional \$140,000 for interior and exterior renovations.

18 firms are currently located at 21 Erie Street. 14 of these 18 firms report employing a total of 100 persons, of whom 17 are Cambridge residents.

5. Borrower	:	FAR Group.
Facilities for	:	Continuous Learning Corporation
MIFA approval date	:	1984.
MIFA bond amount	:	\$750,000.
Total project cost	:	\$809,889.30.
Commitment (new employees)	:	30.

The FAR Group received MIFA financial support to purchase a vacant building at 60 Hamilton Street with plans to rehabilitate the building into office/industrial space. The building, which contained over 10,000 square feet, would be leased to Continuous Learning Corporation, a firm involved in the development and manufacture of computer software.

Continuous Learning Corporation, at the time of the application for MIFA financial support, indicated it employed 26 persons and with the renovation of 60 Hamilton it would employ 30 additional people for a total of 56 employees. After the MIFA financial support was obtained, Continuous Learning Corporation moved out of Massachusetts. B & M Technological Services presumably leases this space. B & M reports it employs 45 persons, but information was not made available as to number of Cambridge residents.

6. Borrower	:	Moleculon BioTech. Inc.
Facilities for	:	Moleculon BioTech. Inc.
MIFA approval date	:	1985.
MIFA bond amount	:	\$2,733,000.
Total project cost	:	\$2,733,000.
Commitment (new employees)	:	72.

Moleculon BioTech received its approval for MIFA financial support to rehabilitate a 29,609 square foot building located at 230 Albany Street and leased from the Sulesky Real Estate Trust. The rehabilitation included the installation of new mechanical systems and the conversion of the building, formerly occupied by the Lynn Sign Company, into offices and laboratories for use by Moleculon BioTech.

MIFA files indicated Moleculon committed itself to the creation of 72 new jobs at this site. Company representatives declined to provide Institute researchers with any information regarding the number of persons employed currently by Moleculon, and therefore we were unable to determine number of Cambridge residents.

## XII. Observations and Recommendations

Based on analysis of the research conducted by the Gerontology Institute, we offer the following observations and recommendations:

1. The economic and social impact of business and industrial operations in Cambridge as elsewhere is major. There is need to conduct business inventories such as this regularly on a city-wide basis. Such a task should not have to be the responsibility of neighborhood groups like The Simplex Steering Committee. Rather it should be undertaken by the City, utilizing the resources and skills of a number of departments, such as Community Development, Assessing, and Engineering. The data developed should form a basis for City and neighborhood planning of economic, commercial and business development.
2. The incentives provided by the free market, the City, and State bonding/loan resources do not translate automatically into advantages for the community in terms of training, employment, and job opportunities. This report indicates that firms which responded to the Gerontology Institute's questionnaire employ approximately 2,000 persons, of whom about 11% are Cambridge residents. Clearly, the infusion of \$10.7 million in state supported industrial bonds since 1980

has not yielded the kinds of jobs needed by community residents, high school graduates, and others in the City. The trend toward high tech and research and development firms, which employ high skilled, professional workers is very strong. Unless the City assumes a direct role in development of a varied business economy in the CID and City as a whole, City residents will have access to fewer and fewer employment opportunities.

3. Given the net result of the \$10.7 million which the Massachusetts Industrial Finance Agency has provided to CID firms since 1980, it is critical that the City of Cambridge plays a more active role in assuring that MIFA financial support is given only to firms committed to staying in Cambridge and to employment of Cambridge residents. As cited in this report, at least two firms which benefitted from MIFA financing, subsequently moved out of the City. Kloss Video moved the bulk of its operation to Waltham (100 of 135 employees). Continuous Learning Corporation moved to Minneapolis, Minnesota. after the FAR Group had obtained \$750,000 in MIFA funding to rehabilitate a vacant building for use by Continuous Learning Corporation. In addition, the City should closely examine the needs of those firms which apply for public financing, such as that available from MIFA, in light of net worth, parent corporation, historical track record in communities, employment performance, and demonstrated need for such public

support. To date, \$5.2 million, of the \$10.7 million provided by MIFA to the CID has gone to firms which are subsidiaries of national corporations such as Xerox and Johnson & Johnson.

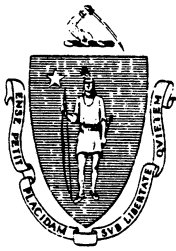
4. It is clear that MIT has significant economic power not only in the University Park (Simplex) area, but in the CID as a whole. One of the by-products of this power lies in its control of land, buildings, and jobs. A clear pattern exists in which MIT has purchased properties, moved out traditional firms employing blue collar workers, and introduced firms requiring highly skilled professionals. Given this pattern, the City of Cambridge should direct its attention to MIT's plan to develop, through Forest City, 8,000 new jobs in its University Park development project. In addition, the City should also conduct a full examination of MIT's (Forest City's) business and industrial development plans for the area. Specifically, the City should require a full disclosure as to: kinds of jobs to be developed, skills requirements, and relevance to needs of Cambridge residents. The City should ensure that this employment mix includes not only professional positions, but manufacturing and industrial positions as well.

In addition the City should require MIT's (Forest City's) participation in an employment/career development linkage to the City's high schools and job training centers.

This linkage program (The Cambridge Compact) would serve to train and hire residents in an Industrial District which currently employs relatively few of the City's residents.

5. Based on this report, there is interest on the part of at least 13 CID firms in expansion of operations. These firms run the gamut of manufacturing, service, research and development, and retail trade, and as such, could provide a variety of employment opportunities. The City of Cambridge should meet with these firms to more closely determine their plans and to provide whatever technical assistance and support might be required to encourage such expansion. The City's interest should include the recruitment, training and placement of Cambridge residents in jobs in a method similar to the linkage or compact idea cited above.

ATTACHMENT I



*The Commonwealth of Massachusetts*

*University of Massachusetts - Boston*

*Downtown Center*

*Boston, Massachusetts 02125*

Gerontology Institute

The Gerontology Institute at the University of Massachusetts focuses on public policy issues affecting the aging population, including adequate and appropriate housing, income, health care, and community services. We have been working for sometime with residents and community organizations in the Riverside and Cambridgeport area in response to the rapidly growing older population in those neighborhoods. We recently completed, for example, a detailed report on the housing status and needs of residents aged 65 and older.

To gain a clearer understanding of the importance and impact of business and economic development underway in the Cambridgeport Industrial District, we have designed a very brief survey which we ask you to complete and return to us in the enclosed self addressed stamped envelope.

One of our staff members will call you within the next week to answer any questions you may have. We appreciate your assistance in this matter. We will be happy to provide you with a copy of our report once this project is completed.

Sincerely yours,

A handwritten signature in cursive script that reads "Paul Houlihan".

Paul Houlihan  
Associate Director

Enclosed: Survey/Return envelope

CAMBRIDGEPORT INDUSTRIAL DISTRICT SURVEY

NAME OF COMPANY \_\_\_\_\_

ADDRESS \_\_\_\_\_

SUBSIDIARY/DIVISION OF \_\_\_\_\_

YEAR OF LOCATION IN CAMBRIDGEPORT INDUSTRIAL DISTRICT \_\_\_\_\_

OWN THE FACILITY \_\_\_\_\_

RENT THE FACILITY \_\_\_\_\_ FROM WHOM \_\_\_\_\_

TYPE OF BUSINESS (check all that apply)

- \_\_\_\_\_ RESEARCH & DEVELOPMENT
- \_\_\_\_\_ MANUFACTURING
- \_\_\_\_\_ SERVICES
- \_\_\_\_\_ SALES (WHOLESALE)
- \_\_\_\_\_ SALES (RETAIL)
- \_\_\_\_\_ WAREHOUSING
- \_\_\_\_\_ TRANSPORTATION
- \_\_\_\_\_ OTHER (please describe type) \_\_\_\_\_

PRODUCT(S) OF THE BUSINESS \_\_\_\_\_

NUMBER OF EMPLOYEES (total) \_\_\_\_\_

FULL TIME \_\_\_\_\_

PART TIME \_\_\_\_\_

- NUMBER PROFESSIONAL TECHNICAL \_\_\_\_\_
- NUMBER SKILLED TRADES \_\_\_\_\_
- NUMBER CLERICAL \_\_\_\_\_
- NUMBER MAINTENANCE/SECURITY \_\_\_\_\_
- OTHER \_\_\_\_\_

PERCENT CAMBRIDGE RESIDENTS \_\_\_\_\_%

PERCENT OVER 45 YEARS OF AGE \_\_\_\_\_%

COMPANIES SOMETIMES RECEIVE PUBLIC SUBSIDIES TO MOVE INTO AN AREA, EXPAND PRODUCTION, DEVELOP NEW PRODUCT LINES. HAS THIS BUSINESS RECEIVED SUCH A SUBSIDY?

YES \_\_\_\_\_  
NO \_\_\_\_\_

IF YES, SOURCE \_\_\_\_\_  
AMOUNT \_\_\_\_\_  
DATE \_\_\_\_\_

DOES THE COMPANY PLAN TO EXPAND ITS OPERATION WITHIN THE CAMBRIDGEPORT AREA?

YES \_\_\_\_\_  
NO \_\_\_\_\_

IF YES, WHEN \_\_\_\_\_  
WHY \_\_\_\_\_

THIS COMPLETES THE SURVEY. WE APPRECIATE YOUR ASSISTANCE.

RESPONDENT'S NAME \_\_\_\_\_

TITLE \_\_\_\_\_

ATTACHMENT II

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other		
1	Ajax Rent-A-Car 424 Mass. Ave.	Greg Spinos, Owner  497-4848	1981 (6 yrs)	NO	MIT	751	Services	Passenger Car rental/leasing	1	0	2	3	5						yes	
2	All Seasons Video, 21 Erie St.	Susan Roth, Op. Mgr.  547-0701	1985 (2 yrs)	NO	Ft. Wash- ington Assocl.	792	Services	Video Production	1	0	3	0	3	0	3	0	0	0	0	yes-end of 1987
3	American Clean- ing, 48 Brookline St.	Joseph Sullivan, Pres. 547-5090				734	Services	Services to Buildings (window clean- ing)					500 <sup>1</sup>							

<sup>1</sup> Directory of Massachusetts Services, 1986-1987.

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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other		
4	American Science and Engineering, 80 Waverly St.	Dr. Martin Annis, Pres., Marie Spaulding, Pers., 868-1600	1959 (27 yrs)	NO	Yes (?)	999 381 382 384	Research & Development, Manufactur- ing	x-ray, engineering, measuring, and medical instruments		50	250	0	250	80 <sup>3</sup> (11 Ph.ds)						
5	Apex Metal Forming, 29 Tudor St.	Peter Dandridge Mgr. 876-5430	1977 (7 yrs)	NO	MIT (thru Atomic)	344	Manufactur- ing	Fabricated Structural Metal Products	1	1	3	0	3	0	2	1	0	0	0	Would like to expand
6	Atlantic Paper Box, 270 Albany St.	Israel Polansky, Pres., 354-3132	1959 (27 yrs)	YES	no	265	Manufactur- ing	Paper Board Containers and Boxes	18	6	90	0	90	6	84	0	0	0	No	

<sup>3</sup>Directory of American Research and Technology, 1986.

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essio nal	Skill ed	Cler ical	Main tenance	Other	
7	Atomic Ltd. 27 Tudor St.	Peter Dandridge Mgr., 876-8530	1971 (15 yrs)	NO	MIT	344	Manufactur- ing	Fabricated Structural Metal Parts	0		4	1	5	1	3	1	0	0	Would like to expand
8	Austenal Dental 85 Hamilton St. (formerly Myerson Tooth)	Fred Jodice, Mgr., 876-6501	1974 (12 yrs)	YES	Yes (84 Hamilton J.Molloy	999 384	Research & Development Manufactur- ing	Dental Equip- ment and Supplies	7	10	15	0	15	2	0	2	0	11 (general labor)	Not sure
9	B&M Techno- logical Service 60 Hamilton St.	Babette Person, Ex. Asst.  491-0233	1984 (3 yrs)	NO	Yes FAR Group	891	Services	Engineering and Architectural			33	12	45						Not sure





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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essional	Skill ed	Cler ical	Main tenance	Other	
16	California Products 169 Waverly St.	Alice Rosenlund, Sec., 547-5300	1926 (60 yrs)	YES	No	285	Manufactur- ing	Paints and Allied Products	8	2	200	0	200	0	4	0	4	192	
17	Cambridge Furniture 438 Mass. Ave.	Erin Bradley, Sec., 864-3300	1889 (87 yrs)	NO	MIT	571	Retail Trade	Furniture and Home Furnishings		4	4	0	4	0	3	1	0	0	No
18	Cambridge Research and Instrumentation (CRI, Inc.) 21 Erie St.	Peter Foukal, Pres., 491-2627	1981 (5 yrs)	NO	Ft. Wash- ing- ton Assoc.	999 381	Research & Development Manufactur- ing Wholesale Trade	Laser Intensity Stabilizers and Radio meters	1	0	4	2	6	4	2	0	0	0	yes- within the next 2-3 months

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other	
19	Cambridge Research Lab. 195 Albany St. (subsidiary of Ortho Diagnostic Systems, Inc. which is a subsidiary of Johnson and Johnson)	Karen April Hamlin 491-2300	1981 (5 yrs)	NO	Stimp- son Prop- er- ties	999	Research and Development	InVitro Diagnostics	7	7	54	3	57	47 (19 <sup>3</sup> Ph.d's)	0	6	4	0	No
20	Cambridge Smelting 100 Pacific St.	876-4807				349	Manufacturing	Lead Products					15 <sup>2</sup>						
21	Cambridge Tire 290 Albany St.	864-7575				501	Wholesale Trade	Automotive Parts supplies and tires.					50 <sup>1</sup>						

<sup>1</sup>Directory of Massachusetts Services, 1986-1987

<sup>2</sup>Directory of New England Manufacturers, 1986-87

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	skill ed	Cler ical	Main ten- ance	Other	
22	Central Auto Radiator 318 Mass Ave.	Levoun Hollisian Owner 876-0726	1922 (64 yrs)	YES	No	753	Services	Automotive Repair											No
23	Central Bowling Alleys 6 Brookline St.	354-8525				793	Services	Bowling Establishment											
24	Central Fan 132 Sidney St.	Edward Daly 547-3581	1956 (30 yrs)	NO	MIT	507	Wholesale Trade	Ventilating Equipment	5	1	10	0	10						

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other	
25	Central Pipe and Supply 100 Erie St.	David Shaw, Pres., 864-1491		YES	No	507	Wholesale Trade	Pipes and Fitt- ings	4	3	12	3	15						No
26	Charles River Publishing 45 Landsdowne Street	Leslie Satteberg Compt. 354-1113	1977 (9 yrs)	NO	MIT	275	Manufactur- ing	Commercial Printing	7	11	64	6	70	13	29	3	5	20	Lease up in 1988 must move
27	Clapp, Otis 143 Albany St.	Donald Breen, Pres., 868-1950		NO	MIT	283	Manufactur- ing	Pharmaceuticals Medical Supplies					50 <sup>2</sup>						

<sup>2</sup>Directory of New England Manufacturers, 1986-87.

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten- ance	Other	
28	Color Prep 149 Sidney St.	Hugh Saunders, Mng., 547-9400	1977 (9 yrs)	NO	Stimp- son Prop- er- ties	286	Manufactur- ing	Misc. Chemical Production (4/c separations)	4	2	35	1	36	6	26	3	1	0	Yes (central location)
29	Computer Sports Medicine 21 Erie St.	Rob Potash, Director Marketing 354-3315	1986 (1 yr)	NO	Ft. Wash- ington Associ.	999 399	Research & Development Manufactur- ing	Software/ Computers	0	0	2	1	3	2	1	0	0	0	no
30	DeLeo's Garage 75 Hamilton St.	John DeLeo Pres., 876-6225	1979 (7 yrs)	NO	MIT	753	Services	Automotive Repair	1	2	4	0	4						yes- if space avail- able

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main tenance	Other	
31	Dennis and Craine Assoc. 17 Tudor St.	John R. Dennis, Partner, 497-4027	1981 (5½ yrs)	NO	MIT	899	Services	Art Restoration	1	0	4	0	4	3	1	0	0	0	Possibly within 3 years
32	Dipole Technology Research 21 Erie St.	unlisted tele- phone number		NO	Ft. Wash- ington Associ.														
33	DiStefano, Paola 17 Tudor St.	Paola DiStefano	1978 (8 yrs)	NO	MIT	899	Services	Graphic Design	1	0	1	0	1	1	0	0	0	0	No

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other	
34	Dunham Footwear 328 Mass Ave.	Jack Dunham, Pres., 491-4210		NO	MIT	566	Retail Trade	Shoe Store											
35	Dynatech Scientific 99 Erie St. (subsidiary of Dynatech Corporation)	John F. McEachern, Human Resources Mngr. 868-8050	1957 (29 yrs)	NO	Yes	999 381	Research and Development Manufactur- ing	Thermal testing Equipment and Laser Ranging	7	14	66	4	70	30 (8 <sup>3</sup> Ph.d's)	27	9	3	1	Unknown at this time
36	EMF Electrical Supply 120 Brookline St.	Edward M. Katz, Pres., 547-1990	1935 (51 yrs)	YES	No	506	Wholesale Trade	Electrical Goods	2	5	10	2	12	0	8	3	1	0	No

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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Professional	Skilled	Clerical	Maintenance	Other	
37	EML Research 625 Putman (subsidiary of Kaman Corporation)	Juliet Gibbs, Asst. VP 661-5655	1983 (3 yrs)	NO	Ft. Washington Realty Trust	999	Research and Development	Research in Electromagnetism	5	17	35	3	38	35	0	3	0	0	No
38	Erdman, Jody 17 Tudor St.			NO	MIT														
39	FAR Group 60 Hamilton St.	Joel Alstein, Pres., 492-6700	1984 (3 yrs)	YES	(Rent Bldg to B&M Tech)	651	Finance, Insurance and Real Estate	Real Estate Developer (Housing)	4	2	5	0	5	0	5	0	0	0	No



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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other		
43	Finn Insurance 428 Mass Ave.	868-8780				641	Finance, Insurance and Real Estate	Insurance Agents												
44	Friedman, Naomi 17 Tudor St.			NO	MIT															
45	Genetics International 128 Sidney St.	Ron Zwanziger Pres., 492-2373	1986 (1 yr)	NO	MIT	999 399	Research & Development  Manufactur- ing	Medical Prod- ucts			9	0	9	7	1	1	0	0		Yes- new staff needed



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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other	
49	Heliopetrope Studio's 21 Erie St.	Boyd Estus, Pres., 868-0171 (Carol Secret.)	1984 (2 yrs)	NO	Ft. Wash- ington Associa	799	Services	Film and Video Products			3	0	3	0	2	1	0	0	No
50	Hovey, H.A. 270 Albany St.	Steven Schawbel Pres., 868-8040	1978 (8 yrs)	NO	Yes (?)	514	Wholesale Trade	Institutional Foods	5	10	50	0	50	20	10	5	2	13	No idea
51	Insight Seminars 21 Erie St.	Deborah Lathrop 661-1400	1986 (1½ yrs)	NO	ManLabs via Ft. Wash- ington Associ.	739	Services	Seminars in Personal Growth	2	0	4	0	4	0	3	1	0	0	No

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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Professional	Skill ed	Cler ical	Main tenance		Other
52	I R I 143 Albany St.	Y. Golahny Mgr., 354-0657		NO	MIT	367	Manufactur- ing	Electrical Components for research and industry					12 <sup>2</sup>						
53	ISS Interna- tional Service 21 Erie St.	John Kearney, Mgr. 354-8826		NO	Ft. Wash- ington Associ														
54	Jade Terrace Restaurant 460 Mass Ave.	576-1550				581	Retail Trade	Eating Place											

<sup>2</sup> Directory of New England Manufacturers, 1986-87.

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other		
55	K O Accessories 17 Tudor St.	Heidi Scholes, Pres., 547-5356		NO	MIT	238	Manufactur- ing	Women's Access- ories and Jewel- ry	2	0	1	1	2	0	2	0	0	0	0	No
56	Kloss Video 12 Emily St.	Laween Lockhart, Pers., 661-3600	1977 (9 yrs)	NO	MIT	365	Manufactur- ing	Projection Television			35	0	35							No
57	Kurzweil Computer 185 Albany St. (subsidiary of Xerox Corp.)	Randall Stern, V.P., 864-4700	1981 (6 yrs)	NO	Stimp- son Propert- ies	999 357	Research and Development  Manufactur- ing	Reading Machines for the Blind, Optical Scanning Systems for Business	12	8	150	5	155	125	2	20	2	0	No	

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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other		
58	Laser Metric Systems 21 Erie St.	David Cohen, Pres., 499-2555	1985 (2 yrs)	NO	Ft. Wash- ington Associ.	999 399	Research & Development	Laser diminsional measurement	1	0	3	0	3	3	0	0	0	0	0	Not sure
59	Lichtman, Linda 17 Tudor St.	Linda Lichtman,		NO	MIT	399	Manufactur- ing	Stain Glass Windows	1	1	1	0	1	1	0	1	0	0	0	No
60	Mandarin Restaurant 332 Mass Ave.	Peter Chan, Mngr., 497-1544		NO	Mr. Hollis- ian (cent. auto rad)	581	Retail Trade	Eating and Drinking Place	1		3	2	5							No

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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Professional	Skilled	Clerical	Maintenance	Other	
61	ManLabs 21 Erie St.	Dr. Lawrence Kaufman, P. 491-2900	1956 (30 yrs)	NO	Ft. Washington Associ.	999 381	Research and Development  Manufacturing	Research and Development and Mechanical Testing Equipment	6	8	15	4	19	10 (4 Ph.d s) <sup>3</sup>	3	3	3	0	Depends on Business
62	Martin, Bruce 17 Tudor St.			NO	MIT														
63	Mass Foundry 158 Sidney St.	Ted Schipani  864-2000																	

<sup>3</sup>Directory of American Research and Technology, 1986

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			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other	
64	Mass. Manufac- turing 21 Erie St.	Mark Douma, Pres., 864-8785	1985 (2 yrs)	NO	Ft. Wash- ington Associ	999 381	Research and Develop- ment  Manufactur- ing	Electro- optical Instruments and Systems	2	1	3	2	5	3	2	0	0	0	No
65	Mass Transporta- tion 187 Sidney St.	John Henry, Owner, 661-9122	1896 (90 yrs)	YES	No	421	Transporta- tion	Trucking; Local and long dis- tance	2	25	27	0	27	0	25	2	0	0	No
66	Micromet Instruments 21 Erie St.	Todd Senturia, B., Mngr., 497-4330	1984 (3 yrs)	NO	Ft. Wash- ington Associ	367	Manufactur- ing	Electronic Instrumentation	0	1	16	0	16	10	3	3	0	0	Yes- within one year

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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Professional	Skill ed	Cler ical	Main tenance	Other	
67	Middle East Restaurant 468 Mass Ave.	Nabil Sater, Mgr., 354-8238	1970 (16 yrs)	NO	Emile Dupont	581	Retail Trade	Eating and Drinking Place	5	0	4	2	6						Possibly
68	Mike's Auto Service 179 R Sidney St.					753	Services	Automotive Repair											
69	Moleculon BioTech 230 Albany St.	Pasla Freeman, Personnel, 577-9900	1984 (3 yrs)	NO	Salesky <sup>4</sup> Real Estate Trust	999 307	Research & Development <sup>3</sup>  Manufacturing <sup>3</sup>	Method of Controlled Drug Release <sup>3</sup> Delivery					72 <sup>4</sup>						Yes <sup>4</sup>

<sup>3</sup>Directory of American Research and Technology, 1986.

<sup>4</sup>Massachusetts Industrial Finance Agency.

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			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essional	Skilled	Cler ical	Main tenance		Other	
70	New England Audio (including Media Systems and Tweeter Service Center) 350 Brookline St	661-3200 661-9500		NO	MIT	573	Retail Trade	Radio Television (HiFi Stores)					50 <sup>1</sup>							
71	New England Confectionery 254 Mass. Ave.	Roger Breton, V.P., Adm. 876-4700	1926 (60 yrs)	YES	No	206	Manufacturing	Sugar and Confectionery Products	40	208	400	0	400	45	20	15	5	315	No	
72	Optical Engineering 38 Henry St. (subsidiary of Polaroid Corp.)	William T. Plummer 577-2446	1977 (9 yrs)	NO	MIT	999	Research and Development	Non-Classifiable (lens designs, tools test equipment)	3	45	60	0	60	46	10	3	1	0	No	

<sup>1</sup>Directory of Massachusetts Services, 1986-87.

1987 INVENTORY OF THE FIRMS LOCATED IN THE CAMBRIDGEPORT INDUSTRIAL DISTRICT (CID)  
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Unfilled spaces indicate no information obtained

Firm #	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID	
			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other		
73	Paika, Judith 17 Tudor St.	Judith Paika	1984 (3 yrs)	NO	MIT	792	Services	Stage Manage- ment	0	0	1	0	1							No
74	Paradise Cafe 180 Mass. Ave.	Luke McSorley, Mngr., 864-4130		NO	Yes (?)	581	Retail Trade	Eating and Drinking Place	1	1	5	3	8							No
75	Pat's Towing (including Superior Auto Body Works) 67 Pacific St.	Karen Waldron, Book- keeper, 354-4000		NO	MIT	752	Services	Automobile Parking	4	0	10	5	15							No (being displac- ed by MIT)

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Firm #	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID
			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essional	Skill ed	Cler ical	Main tenance	Other	
76	Penney, John A. 270 Sidney St.	Donna Del, Ex. Sec., 547-7744	1976 (10 yrs)	YES	No	173	Construction	Electrical Contractor	0	15	50	0	50	6	40	4	1	0	No
77	Piezzo Electric Production 186 Mass. Ave.	547-1777																	
78	Plowman, Nancy 21 Erie St.	Nancy Plowman, P., 491-5555	1986 (1 yr)	NO	Ft. Wash- ington Associ.	999	Research and Develop- ment Services		0	0	3	1	4			1			Too early to decide



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# Firm	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID
			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other	
82	Russell's Engine Rebl. 94 Brookline St.	Russell Gale 547-4640	1932 (54 yrs)	YES	No	753	Services	Automobile Repair Rebuilt Engines	3	1	10	2	12	0	9	3	0	0	No
83	Salvation Army 402 Mass. Ave.	Leonia Conant 547-3400	1970 (16 yrs)	YES	No	839	Services	Social Services, N.E.C.	1	2	6	0	6	0	2	2	2	0	Not at this time
84	Sam's Luncheonette 7 Landsdowne St.	Kimon Kalatyldi 491-9550	1936 (50 yrs)	NO	John Patuch eers	581	Retail Trade	Eating Place	0	0	0	0	0						No

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Firm #	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment				Job Description					Plans for expansion in CID	
			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essional	Skill ed	Cler ical	Main ten- ance		Other
85	Samuelson Risha 17 Tudor St.			NO	MIT														
86	Sears/Budget Rent-A-Car 220 Mass. Ave.	547-4970		NO	MIT	751	Services	Passenger Car Rental and Leasing											
87	Seferian Escadille 7 Emily St.	Carmel Seferian, Treasurer 876-3892	1970 (16 yrs)	NO	MIT	753	Services	Automotive Repair	1	1	3	0	3	0	2	1	0	0	No- Will leave- Rent increase

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Firm #	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID
			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten- ance	Other	
88	Shilling 66 Hamilton St.	661-0375		NO	Yes. (?)	25	Manufactur- ing	Furniture	8	1	30	0	30	0	25	3	0	2	Yes- as soon as possible
89	Simboli, Tito 17 Tudor St.			NO	MIT														
90	Sojourner 143 Albany St.	S. Blake Walton, Mgr., 661-3567	1985 (1 yr)	NO	MIT via Otis Clapp	899	Services	Newspaper	7	0	5	10	15	8	6	1	0	0	Being evicted by MIT in 1988

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Firm #	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID	
			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten- ance	Other		
91	Stable Communications 21 Erie St.	Roy Doolittle, Producer 499-2580	1985 (1½ yrs)	NO	ManLabs Via Ft. Wash- ington Associ.	899	Services	Corporate Communications	0	0	1	0	1	0	1	0	0	0	0	Yes do not know when
92	Stefani House of Pizza 272 Brookline St.	Eugenia Alziah, Mngr., 547-4588	1975 (11 yrs)			581	Retail Trade	Eating Place					3							
93	Steinberg, James 17 Tudor St.	James Steinberg 876-9029	1984 (2 yrs)	NO	MIT	899	Services	Design and Illustration	1	0	1	0	1	0	1	0	0	0	0	No

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Unfilled spaces indicate no information obtained

Firm #	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID	
			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other		
94	Store 24 450 Mass. Ave.			NO	MIT	539	Retail Trade	Misc. General Merchandise												
95	Superior Security Service 48 Brookline St.	Joseph Sullivan Pres., 661-1730				739	Services	Protective Services					100 <sup>1</sup>							
96	T.T. The Bear's Place 10 Brookline St.	Bonnie Bowley, Owner 492-0082	1973 (13 yrs)	NO	Emile Dupont	799	Services	Misc. Amusement	3	1	3	3	6	0	0	0	0	6	No	

<sup>1</sup> Directory of Massachusetts Services, 1986-87.

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Firm #	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID		
			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT.	PT	Total #	Prof essi onal	Skill ed	Cler ical	Main ten ance	Other			
97	Tudor Street Etching Studio 17 Tudor St.	497-4163		NO	MIT																
98	Ugly Duckling Rent-A-Car 158 Mass. Ave.					751	Services	Passenger Car Rental and Leasing													
99	UNICAN(including BBF and WWP) 147 Sidney St.	Thiboneau Pres.	1986 (1 yr)	NO	Stimp- son Propert- ies	206	Manufactur- ing, Wholesale/ Retail Trade	Confectionery Products and Marketing Services	0	0	5	3	8	0	7	1	0	0		Possibly in 1987 -growing company	

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Firm #	Firm/Address/Subsidiary of	Contact/Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID		
			Yr. 1st in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof essional	Skill ed	Cler ical	Main tenance	Other			
100	University Stationery 312 Mass. Ave.	547-6650	1942 (44 yrs)	NO	Yes (?)	593	Retail Trade	Stationery													
101	Value Center 458 Mass. Ave. (formerly O.R.T. Value Center)	868-0618				899	Services	Services, not elsewhere classified		(No employees—all are volunteers)											
102	Vappi 240 Sidney St.	Mrs. Jeralyn Mason, Sec., 661-8200	1937 (49 yrs)	YES	No	15	Construction	General Building Contractors	2	70	200	0	200	50	50	25	3	72	No		

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Firm #	Firm/ Address/ Subsidiary of	Contact/ Telephone Number	Occupancy			Standard Industrial Classification			Employment					Job Description					Plans for expansion in CID
			Yr. lst in CID	Own	Rent From Whom	Code #	Type of Business	Description	Camb. Res.	Over 45	FT	PT	Total #	Prof ess ional	Skill ed	Cler ical	Main ten ance	Other	
103	Verbex Voice Industries 21 Erie St. (subsidiary of Voice Industries, New Jersey)	Jack Caynon 547-5500	1986 (1 yr)	NO	Voice Industries, via Ft. Wash- ington Associ.	399	Manufactur- ing	Voice Recogniz- ers	1	6	13	7	20	20	0	0	0	No	
104	Volvo Boston 304 Mass. Ave.	Harold Rosen, Salesman 491-5700	1967 (19 yrs)	NO	MIT	501	Wholesale Trade	Automotive Parts and Supplies	0	10	50	0	50					Unknown	
105	Vouros Pastry and Coffee Shop 480 Mass. Ave.	Rudolph Fritsch, Owner 547-6294	1979 (7 yrs)	NO	Dr. Emile Dupont	581	Retail Trade	Eating Place	2	0	2	1	3					No	



ATTACHMENT III

Status of Firms in the CID 1983 and 1987  
(Alphabetical by Firm Name)

#	All Firms Located in the CID by both the 1983 City Survey and the 1987 Institute Inventory	Located in the CID by the		Located in the CID		
		1983 City Survey	1987 Institute Inventory	In 1983 but NOT in 1987	In 1987 but NOT in 1983	In both 1983 and 1987
1	A & P Rental	X		X		
2	Abstract Construction	X		X		
3	Ajax Rent-A-Car		X		X	
4	Allied Appliance	X		X		
5	Alpha	X		X		
6	All Seasons Video		X		X	
7	American Cleaning	X	X			X
8	American Science & Eng.	X	X			X
9	American Speaker Systems	X		X		
10	Apex Metal Forming	X	X			X
11	Apt	X		X		
12	Arco	X		X		
13	Atlantic Paper Box	X	X			X
14	Atlas Importing	X		X		
15	Atomic LTD	X	X			X
16	Austenal Dental (Known as Myerson Tooth in 1983 and Austenal Dental in 1987)	X	X			X
17	Auto Paint Supply	X		X		
18	B&M Auto Body	X		X		
19	B&M Technological Services		X		X	
20	Banda of Mass	X	X			X
21	Best Petroleum	X		X		
22	Betagen		X		X	

#	All Firms Located in the CID by both the 1983 City Survey and the 1987 <u>Institute Inventory</u>	Located in the CID by the		Located in the CID		
		1983 <u>City Survey</u>	1987 <u>Institute Inventory</u>	In 1983 but NOT in 1987	In 1987 but NOT in 1983	In both 1983 and 1987
23	Bioprocess Technologies		X		X	
24	Blum's Jewelry	X		X		
25	Boston Pipe & Fitting	X	X			X
26	Boston Transformer	X		X		
27	Boston Volvo (Known as Boston Volvo-Renault in 1983 and Boston Volvo in 1987.)	X	X			X
28	Bradford Cafe	X	X			X
29	Braun	X		X		
30	Broks Cabinets	X		X		
31	Brookline Alleys	X	X			X
32	California Products	X	X			X
33	Cambridge Army/Navy	X		X		
34	Cambridge Coach	X		X		
35	Cambridge Furniture	X	X			X
36	Cambridge Isotope Labs	X		X		
37	Cambridge Research and Instrumentation		X		X	
38	Cambridge Research Laboratory	X	X			X
39	Cambridge Smelting	X	X			X
40	Cambridge Tire	X	X			X
41	Cambridge Trucking	X		X		
42	Cambridge Woodworkers	X		X		
43	Cambridgeport General Welding	X		X		

#	All Firms Located in the CID by both the 1983 City Survey and the 1987 Institute Inventory	Located in the CID by the		Located in the CID		
		1983 City Survey	1987 Institute Inventory	In 1983 but NOT in 1987	In 1987 but NOT in 1983	In both 1983 and 1987
44	Cambridgeport Creative Workshops	X		X		
45	Central Auto Radiator	X	X			X
46	Central Bowling Alleys	X	X			X
47	Central Fan		X		X	
48	Central Pipe & Supply	X	X			X
49	Charles River Publishing	X	X			X
50	Chen (Joyce) Restaurant	X		X		
51	Clapp (Otis) Medical	X	X			X
52	Clark (Jim) Moving	X		X		
53	Coffee Shop	X		X		
54	Colonial Engraving	X		X		
55	Color Prep		X		X	
56	Computer Sports Medicine		X		X	
57	Cox Engineering	X		X		
58	DeLeo Auto Body	X	X			X
59	Dennis & Craine		X		X	
60	Dipole Technology Research		X		X	
61	DiStefano (Paola)		X		X	
62	Dunham Footwear	X	X			X
63	Dynatech R&D	X	X			X
64	EMF Electrical	X	X			X
65	EML Research		X		X	

#	All Firms Located in the CID by both the 1983 City Survey and the 1987 Institute Inventory	Located in the CID by the		Located in the CID		
		1983 City Survey	1987 Institute Inventory	In 1983 but NOT in 1987	In 1987 but NOT in 1983	In both 1983 and 1987
66	Eagle Cornice & Skylight	X		X		
67	Erdman (Jody)		X		X	
68	FAR Group		X		X	
69	Farm Aid		X		X	
70	Father's Fore	X	X			X
71	Fenton Shoe	X		X		
72	Fine Arts Conservation		X		X	
73	Finn Insurance Agency	X	X			X
74	Friedman (Naomi)		X		X	
75	Genetics International		X		X	
76	Good Impression's	X		X		
77	Good News Garage	X	X			X
78	Grassroots International		X		X	
79	HWA Yuan Restaurant		X		X	
80	Heliotrope Studios		X		X	
81	Hovey (H.A.)	X	X			X
82	IRI		X		X	
83	ISS International Services		X		X	
84	Industrial Insulation	X		X		
85	Insight Seminars		X		X	
86	Jacob (Edward C.)	X		X		
87	Jade Restaurant		X		X	
88	Jartran Truck Rental	X		X		

#	All Firms Located in the CID by both the 1983 City Survey and the 1987 Institute Inventory	Located in the CID by the		Located in the CID		
		1983 City Survey	1987 Institute Inventory	In 1983 but NOT in 1987	In 1987 but NOT in 1983	In both 1983 and 1987
89	KO Accessories		X		X	
90	Kloss Video	X	X			X
91	Kurzweill Computer	X	X			X
92	Laser Metric Systems		X		X	
93	Lawrence Metal Forming	X		X		
94	Lichtman (Linda)		X		X	
95	Luminous Engineering	X		X		
96	Lynn Sign	X		X		
97	MIT Auto Sales	X		X		
98	Mandarin Restaurant	X	X			X
99	Maintenance Service & Sales	X		X		
100	ManLabs	X	X			X
101	Marcellino Bridal Couture	X		X		
102	Martin (Bruce)		X		X	
103	Mass Foundry	X	X			X
104	Mass Manufacturing		X		X	
105	Mass Transportation	X	X			X
106	Merrick (P.C.)	X		X		
107	Micromet Instruments		X		X	
108	Middle East Restaurant	X	X			X
109	Mike's Auto Service		X		X	
110	Moleculon Biotech		X		X	
111	New England Audio (Including Media Systems and Tweeter Service Center.)		X		X	

#	All Firms Located in the CID by both the 1983 City Survey and the 1987 Institute Inventory	Located in the CID by the		Located in the CID		
		1983 City Survey	1987 Institute Inventory	In 1983 but NOT in 1987	In 1987 but NOT in 1987	In both 1983 and 1987
112	New England Confectionery	X	X			X
113	New England Food Coop	X		X		
114	Optical Engineering (Known as Polaroid in 1983 and Optical Engineering in 1987)	X	X			X
115	Organic Carpentry and Woodworking	X		X		
116	P.T. Technology		X		X	
117	PaiKa (Judith)		X		X	
118	Paradise Cafe	X	X			X
119	Paramount Coat	X		X		
120	Pat's Towing Service	X	X			X
121	Penney (John A.)	X	X			X
122	Penta Engineering	X	X	X		
123	Peizzo Electric	X	X			X
124	Plowman (Nancy)		X		X	
125	Postmark	X		X		
126	Revelation Bra	X		X		
127	Richmond (Harry)	X	X			X
128	Rothenberg (Ellen)		X		X	
129	Russell's Engine Rebuild	X	X			X
130	Salvation Army (Not listed in 1983 City Survey. but located in The CID)		X			X
131	Sam's Luncheonette	X	X			X
132	Samuelson (Risha)		X		X	

#	All Firms Located in the CID by both the 1983 City Survey and the 1987 Institute Inventory	Located in the CID by the		Located in the CID		
		1983 City Survey	1987 Institute Inventory	In 1983 but NOT in 1987	In 1987 but NOT in 1983	In both 1983 and 1987
133	Sears/Budget Rent-A-Car (Known as Budget in 1983 and Sears/Budget in 1987.)	X	X			X
134	Seferian Escadrille	X	X			X
135	Shilling	X	X			X
136	Simboli (Tito)		X		X	
137	Simpson (William)	X		X		
138	Sojourner	X	X			X
139	Spaulding	X		X		
140	Stable Communications		X		X	
141	Stefani's House of Pizza	X	X			X
142	Steinberg (James)		X		X	
143	Store 24 (Known as Night & Day in 1983 and Store 24 in 1987.)	X	X			X
144	Subaru Sales	X		X		
145	Superior Security	X	X			X
146	Supreme Pizza	X		X		
147	T.T. - The Bear's Place	X	X			X
148	Tech Hi-Fi	X		X		
149	Tudor Street Etching Studio		X		X	
150	UNICAN (including B.B.F. and W.W.P.)		X		X	
151	Ugly Duckling Rent-A-Car		X		X	
152	University Antiquaries	X		X		

#	All Firms Located in the CID by both the 1983 City Survey and the 1987 Institute Inventory	Located in the CID by the		Located in the CID		
		1983 City Survey	1987 Institute Inventory	In 1983 but NOT in 1987	In 1987 but NOT in 1983	In both 1983 and 1987
153	Univeristy Auto Sales	X		X		
154	Univeristy Stationery (# 154 not listed in 1983 City Survey. but located in the CID)		X			X
155	Upholstery Modes	X		X		
156	Value Center (Known as O.R.T. Value Center in 1983 and Value Center in 1987.)	X	X			X
157	Vappi	X	X			X
158	Verbox Voice Industries		X		X	
159	Village Laundry Land	X		X		
160	Vouros Pastry	X	X			X
161	Wetherell	X	X			X
162	Woodgrain'ry	X		X		
163	WuFu Restaurant	X		X		
164	Xanadu Printing & Graphics	X	X			X
TOTALS		115	107	57	47	60

ATTACHMENT IV

Firms Located in the CID in 1983, but NOT in 1987:  
(Alphabetical by Street)

1.	Paramount Coat	143 Albany
2.	Revelation Bra	143 Albany
3.	Good Impressions	143 Albany
4.	Lynn Sign	230 Albany
5.	Braun	281 Albany
6.	Cambridge Isotope	281 Albany
7.	Lawrence Metal Forming	77 Blanche
8.	Auto Paint Supply & Equipment	42 Brookline
9.	Village Laundry Land	266 Brookline
10.	Coffee Shop	268 Brookline
11.	Edward C. Jacob	16 Emily
12.	Organic Carpentry & Woodworking	16 Emily
13.	Woodgrain'ry	16 Emily
14.	Cambridge Woodworkers	16 Emily
15.	Luminous Engineering	21 Erie
16.	Fenton Shoe	129 Franklin
17.	New England Food Cooperative	129 Franklin
18.	Penta Engineering	129 Franklin
19.	University Antiquaries	129 Franklin
20.	Atlas Importing	129 Franklin
21.	Allied Appliance	129 Franklin
22.	Maintenance Service & Sales	20 Green
23.	Jim Clark Moving	32 Green
24.	Colonial Engraving	13 Landsdowne
25.	American Speaker Systems	38 Landsdowne
26.	Industrial Insulation & Packing	60 Landsdowne
27.	Postmark	60 Landsdowne
28.	University Auto Sales	158 Massachusetts
29.	Arco	168 Massachusetts
30.	Tech HiFi	182 Massachusetts
31.	MIT Auto Repair	220 Massachusetts
32.	Best Petroleum	266 Massachusetts
33.	Joyce Chen	302 Massachusetts
34.	Cambridge Coach	324 Massachusetts
35.	Subaru Sales	372 Massachusetts
36.	Cambridge Army & Navy	424 Massachusetts
37.	Marcellino Bridal Couture	456 Massachusetts
38.	Wu Fu Restaurant	464 Massachusetts
39.	Blum's Jewelry	468 Massachusetts
40.	Supreme Pizza	470 Massachusetts
41.	B&M Auto Body	67 Pacific
42.	A&P Rental	54 Pacific
43.	Jartran Truck Rental	82 Pacific
44.	Cambridgeport General Welding	108 Pacific
45.	P.C. Merrick	18 Peters
46.	Cox Engineering	625 Putnam
47.	Spaulding	148 Sidney
48.	Apt	148 Sidney
49.	Cambridge Trucking	187 Sidney
50.	Eagle Cornice & Skylight	197 Sidney

Firms in the CID in 1982. but NOT in 1987 (Continued):

51.	Abstract Construction Enterprises	202	Sidney
52.	Boston Transformer	202	Sidney
53.	Alpha	210	Sidney
54.	William Simpson	300	Sidney
55.	Upholstery Modes	15	Tudor
56.	Broks Cabinets & Custom	15	Tudor
57.	Cambridgeport Creative Workshops	15	Tudor

Sources: Comparison between the City's 1983 survey (prepared by the Community Development Department) and the 1987 Inventory (prepared by the Gerontology Institute of the University of Massachusetts/Boston).

Note: The City's survey identified 115 firms as being located in the CID in 1983. As identified above, 57 (50% of the 115 firms) are not in the CID in 1987.



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

September 16, 1987

Mr. Bill Cavellini  
274 Brookline Street  
Cambridge, MA 02139

Dear Mr. Cavellini: *Bill*

Please be advised that the City Council is in receipt of your communication transmitting a copy of a report entitled "Land, Jobs and Business Development...The Changing Character of the Cambridgeport Industrial District" as prepared by the Gerontology Institute, University of Massachusetts at Boston.

Pursuant to your communication, the City Council has scheduled a public hearing to discuss the report to be held on Monday, September 28, 1987 at 7:00 p.m. in the City Council Chamber. Your presence is requested at this time.

Your very kind cooperation in this matter will be greatly appreciated, both by this office and the City Council.

Sincerely yours,

*Joe Connarton*  
Joseph E. Connarton  
City Clerk

JEC/mh

September 10, 1987

RECEIVED BY  
OFFICE OF CITY CLERK

1987 SEP 10 AM 11:13

CAMBRIDGE MA.

The Honorable, The City Council of the  
City of Cambridge  
Cambridge, Ma. 02139

Dear Councillors;

We are forwarding copies of a report just completed entitled:-  
"Land, Jobs and Business Development....The Changing Character of  
the Cambridgeport Industrial District". The report was researched,  
authored and produced by the Gerontology Institute, University of  
Massachusetts - Boston.

We believe that the data and recommendations are an important  
resource for the city's economic development decision-making  
process. It has particular relevance for rezoning of the Cambridge-  
port Industrial District.

We hope that you will allow us to come before you to present the  
findings and answer your questions.

Thank you for your consideration.

Sincerely,



BILL CAVELLINI, FOR THE  
SIMPLEX COMMITTEE

S-563

Comm. from Bill Cavellini on behalf of the Simplex Committee, transmitting a copy of areport entitled "Land, Jobs and Business Deelopment...The Changing Character of the Cambridgeport Industrial District" as prepared by the Gerontology Institute, University of Massachusetts at Boston; said comm. expressing the hope of the Committee that it may come before the Council to present the report's findings & answer any questions.

In City Council,

September 14, 1987

Letter sent to Mr. Cavellini notifying  
him of hearing being set for  
September 28, 1987 at 7p.m.  
(Copy within - sent 9/16/87) ml