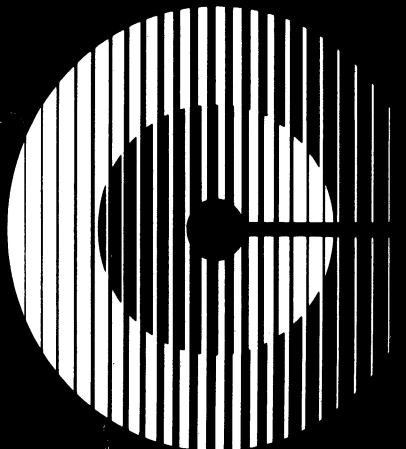
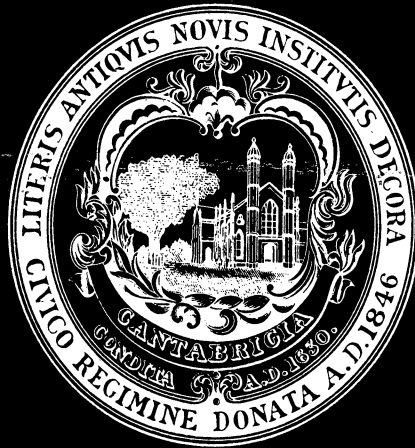


Cambridge Redevelopment Authority  
City of Cambridge  
Development Areas





**Cambridge Redevelopment Authority  
City of Cambridge  
Development Areas**

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**CITY OF CAMBRIDGE**

Alfred E. Vellucci, Mayor  
Leonard J. Russell, Vice-Mayor  
Daniel J. Clinton  
Thomas Danehy  
Francis H. Duehay  
Saundra Graham  
David E. Sullivan  
Walter J. Sullivan  
David A. Wylie  
Robert W. Healy, City Manager

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**CAMBRIDGE REDEVELOPMENT AUTHORITY**

Charles C. Nowiszewski, Chairman  
Thomas J. Murphy, Vice Chairman  
Frank S. Maragioglio, Treasurer  
Gustave M. Solomons, Assistant Treasurer  
Jacqueline S. Sullivan, Member  
Joseph F. Tulumieri,  
Executive Director and Secretary

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**WELLINGTON-HARRINGTON CITIZENS COMMITTEE**

James Bentubo, Chairman	
Julia Brown	Father Jose Ferreira
Walter Costa	Joseph Medeiros
Salvatore DiDomenico	Mary Nicoloro
Vincent Lampedecchio	Peter Vellucci
Donna Lassiter	James Whalen
Cornelius McLaughlin	Michael Vitagliano

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# Cambridge Redevelopment Authority

336 Main Street  
Cambridge, Massachusetts 02142  
617 492 6800

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To : Members  
Cambridge Redevelopment Authority

From : Joseph F. Tulimieri  
Executive Director

Date : May 18, 1983

Re : Annual Report of the Executive Director

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Charles C. Nowiszewski  
Chairman

Thomas J. Murphy  
Vice Chairman

Frank S. Maragioglio  
Treasurer

Gustave M. Solomons  
Assistant Treasurer

Jacqueline S. Sullivan  
Member

Joseph F. Tulimieri  
Executive Director  
and Secretary

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.

(continued on next page...)

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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

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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 feet building fully occupied during the year, and 4 Cambridge Center, a 12-story, 225,000 square feet 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.

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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.

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Closeout activities continued in the Wellington-Harrington Urban Renewal Area (Mass. R-108) in accordance with the provisions

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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.

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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.

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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.

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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

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

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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.



Cambridge Redevelopment Authority  
City of Cambridge  
Development Areas  
Development Sites

<u>Location Number</u>	<u>Location</u>	<u>Activity</u>	<u>Re-Use</u>
KENDALL SQUARE URBAN RENEWAL AREA			
( 1 )	U.S. Department of Transportation	Construction	Institutional
( 2 )	Five Cambridge Center	Construction	Commercial/Retail
( 3 )	Four Cambridge Center	Construction	Commercial
( 4 )	Parcel 4 Garage	Construction	Commercial/Open Space
( 5 )	Nine Cambridge Center	Construction	Research & Development (R&D)
( 6 )	Fourteen Cambridge Center	Construction	R&D/Light Industrial
( 7 )	Urban Initiatives Project Area	Construction	Public Improvements
( 8 )	Public Improvements	Construction	Public Improvements
WELLINGTON-HARRINGTON			
( 9 )	Dante Alighieri Cultural Center	Construction	Institutional
(10)	Lilac Court	Construction	Residential/Sales
(11)	Linden Park Homes	Construction	Residential/Sales
(12)	St. Anthony's Parish Center Cambridge Street Revitalization District	Construction	Institutional
(13)	711 Cambridge Street	Construction	Commercial
(14)	725 Cambridge Street	Rehab/Construction	Commercial/Residential
(15)	Roosevelt Towers	Rehab/Modernization	Residential
(16)	920 Cambridge Street	Construction	Institutional
(17)	984 Cambridge Street	Construction	Commercial
(18)	1032 Cambridge Street	Rehab/Construction	Commercial/Residential
(19)	1049 Cambridge Street	Rehab	Institutional
(20)	1055 Cambridge Street	Construction	Commercial
(21)	1065 Cambridge Street	Construction	Commercial
(22)	1075 Cambridge Street	Rehab/Construction	Commercial
(23)	Harwell Homes	Construction	Residential (Co-op)
(24)	240 Columbia Street	Rehab/Conversion	Residential/Commercial
(25)	Linwood Court	Rehab	Residential (Co-op)
(26)	Close Building	Rehab/Conversion	Residential
(27)	Scattered Housing Development Program	Rehab/Construction	Residential



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area**

Development Sites

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U.S. Department of Transportation  
Five Cambridge Center  
Four Cambridge Center  
Parcel 4 Garage  
Nine Cambridge Center  
Fourteen Cambridge Center  
Urban Initiatives Project Area  
Public Improvements



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area  
Project Summary**

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In 1965, the Cambridge Redevelopment Authority (CRA) prepared the Kendall Square Urban Renewal Plan, got it approved by the locality and the Federal Government, and started to carry out site operations which eventually resulted in the acquisition of 70 parcels of land, relocation of over 100 businesses, demolition of about 100 buildings, and clearance of 43 acres of land. The plan provided that 29 of the 43 acres of land in the Project area would be developed by the National Aeronautics and Space Administration (NASA) and the remaining 14 acres would be developed by private parties.

By 1970 NASA completed development on 15 acres of land, including a campus-type complex consisting of one 12-story building surrounded by four one- and two-story buildings.

On December 29, 1969 NASA announced that it would not complete its program for the Kendall Square Area because of program cutbacks. Subsequently, NASA transferred its interests in the development to the Department of Transportation which agreed to redefine the boundaries of the land area designated for development by the Federal Government in order to exclude 14 acres which it had not yet developed.

The availability of an additional 14 acres of land for "non-NASA" uses resulted in a replanning period during which public participation was both active and intense. Consequently, during the late 1970's CRA and the Cambridge City Council arrived at an agreement as to redevelopment objectives and an amended plan for the Kendall Square Project.

Finally, in the 1980's all the planning, replanning and hard work are starting to show solid results as new buildings and public improvements come out of the vacant land.

In 1979 and 1982, the Authority executed Development Agreements with the development firm of Boston Properties which engaged Moshe Safdie & Associates as its master planner and architect. The Development Agreement provides for the development of approximately 24 acres of prime land over a period of 15 years, consisting of more than 2,000,000 square feet of gross floor area in mixed uses, such as office uses, retail uses, a hotel, residential uses, research and development and light industrial uses. Related structured parking facilities will also be constructed.

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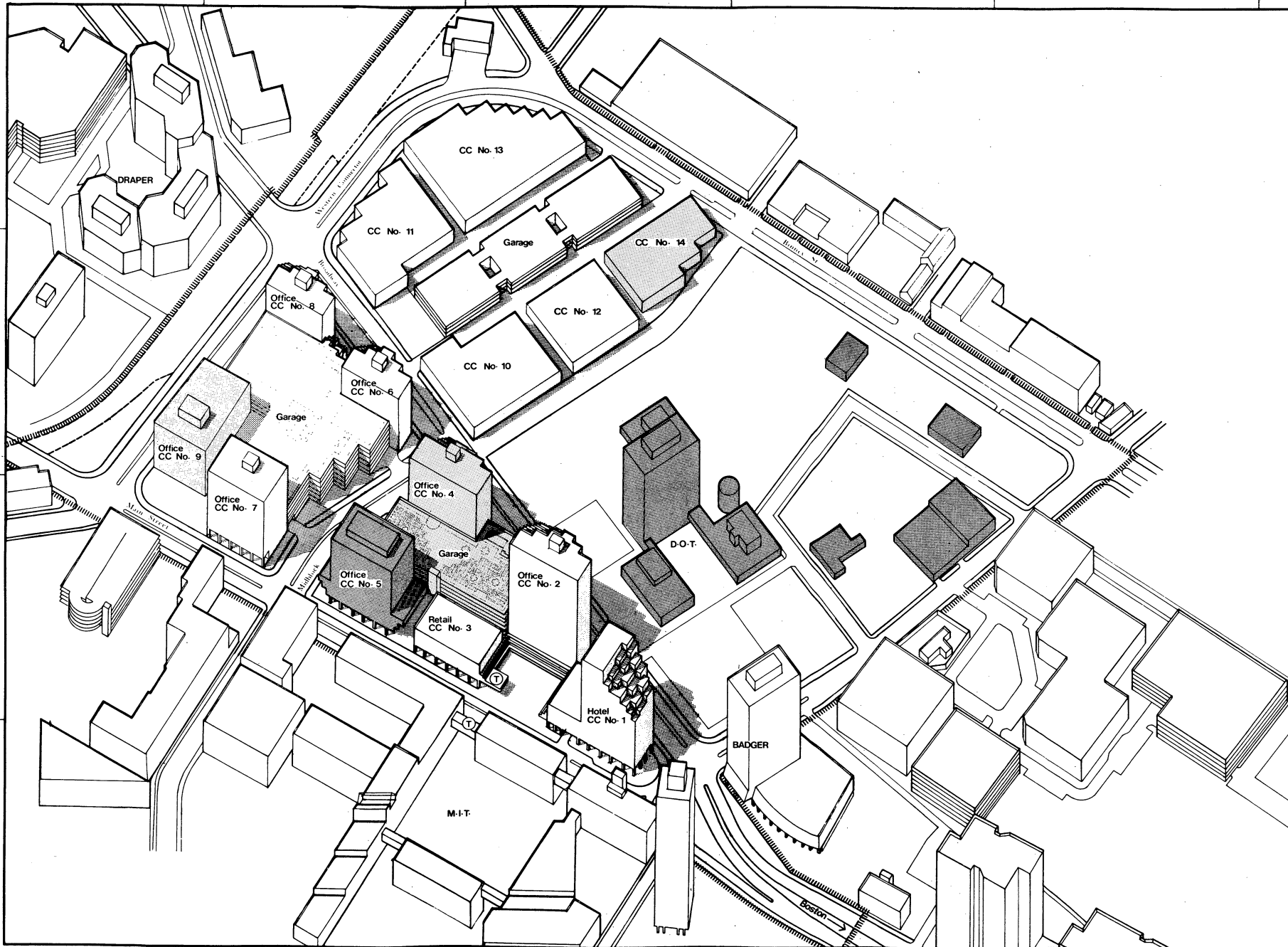
## Cambridge Redevelopment Authority Kendall Square Urban Renewal Area

As of today, Boston Properties has completed a 13-story general office and retail building containing 250,000 square feet of floor area, and has an additional 12-story office building containing 240,000 square feet of floor area and an 863-car garage near completion. A unique and imaginative feature is the development of the garage roof as a public open space containing 43,000 square feet. Finally, in May 1982, Boston Properties commenced construction of a research and development/light industrial building containing 62,000 square feet of floor area.

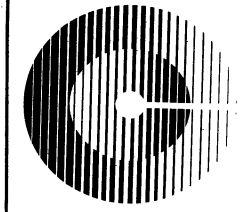
In addition, the Authority is carrying out public improvement contracts valued at \$5 million, including construction of new infrastructure, roadways, street widening, trees, sodding, brickwork, etc.

In getting to where it is today, CRA had to overcome incredible obstacles and resolve extremely complex situations. In addition to the usual problems associated with acquisition, relocation, property management and site clearance activities, CRA had to cope with changes in project objectives; the preparation of at least six different land use plans at various times; creation by City Council of a Task Force comprised of representatives from a cross-section of Cambridge organizations to work with the Authority in replanning the Kendall Square Project Area; interfacing and coordinating with the Massachusetts Bay Transportation Authority (MBTA) as a major public developer in the project area and with the Urban Mass Transportation Administration (UMTA) as a major financing participant in the project, to name a few.

Among the problem-solving techniques used by CRA, one of the most useful was to bring in an Urban Land Institute panel to help the City arrive at a consensus with respect to a strategy for implementing the City's "Preferred Plan" for the project area. Also, a major Environmental Impact Study proved to be extremely useful.



**Cambridge Center**

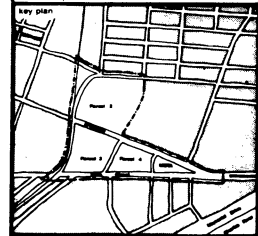


**Master Action Plan**

Cambridge Redevelopment Authority  
 MONACELLI ASSOCIATES, INC.  
 12 Arrow Street  
 Cambridge Ma 02138

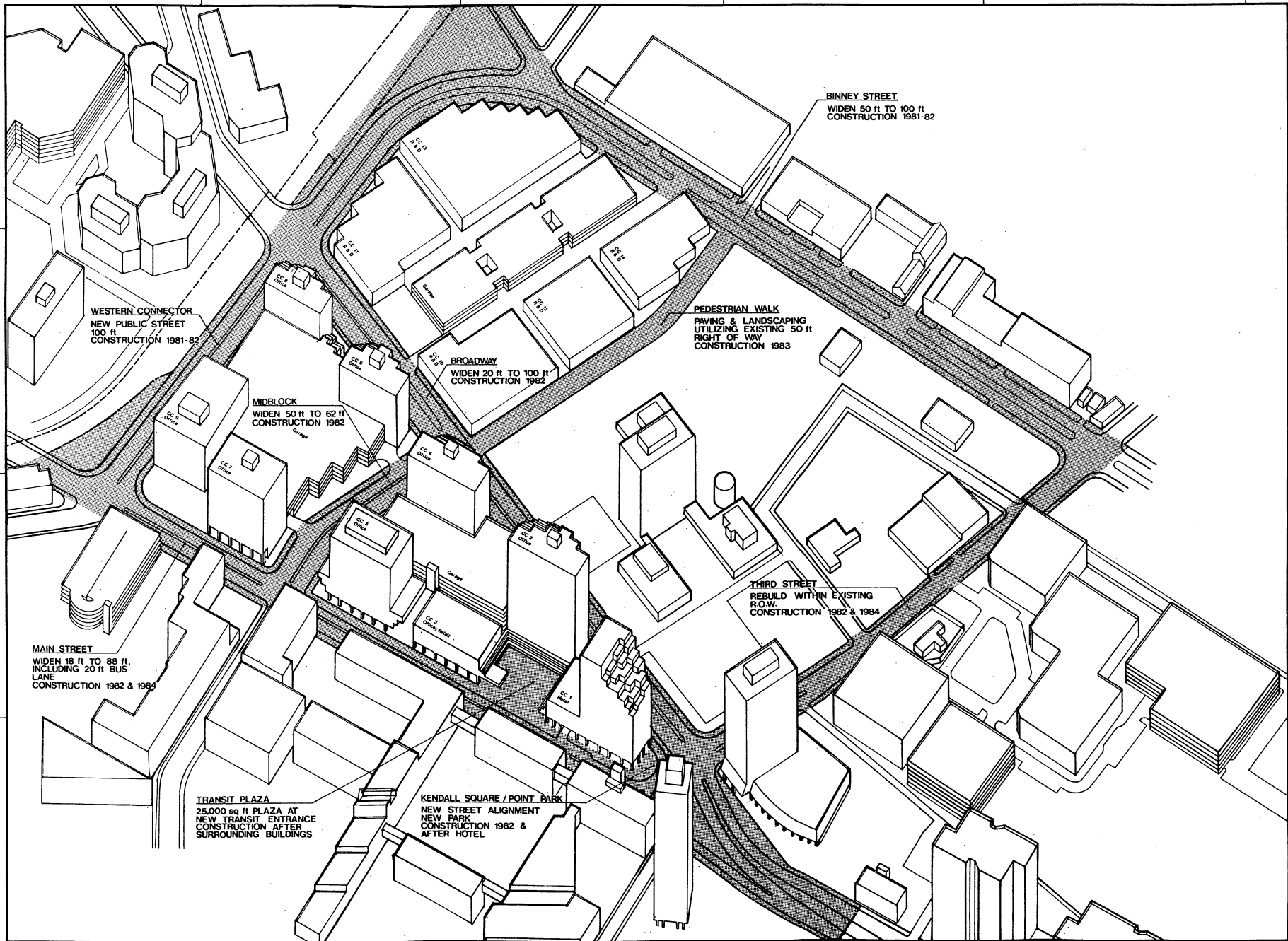
**PROJECT STATUS IN KENDALL SQUARE URBAN RENEWAL AREA**

- COMPLETED
- IN CONSTRUCTION
- PROPOSED
- URBAN RENEWAL AREA BOUNDARY

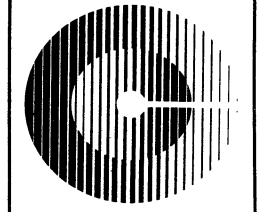


drawing title  
**Cambridge Center**

date: 1-20-81	checked:
rev: 6-15-82	scale: 1"=100'



Cambridge Center



**Public Sector Improvements**

Cambridge Redevelopment Authority

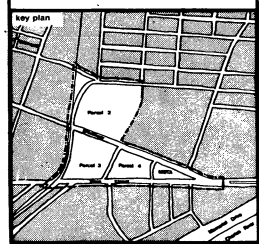
Urban Design: MONACELLI ASSOCIATES, INC.  
12 Arrow Street  
Cambridge Ma. 02138

Landscape: CAROL R. JOHNSON & ASSOC., INC.

Engineering: FAY SPOFFORD AND THORNDIKE, INC.

Lighting: WILLIAM LAM ASSOCIATES, INC.

Graphics: HERMAN AND LEES ASSOCIATES



**PUBLIC IMPROVEMENTS**

drawing number		checked:
date: 6-30-82	scale:	



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area**

**U.S. Department of Transportation,  
Transportation Systems Center**

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**Location** : Parcel 1, fronting on Broadway, between Third Street and Pedestrian Way.

**Type of Development** : A "campus type" complex of buildings consisting of one 12-story building and five one- and two-story buildings.

**Construction Cost** : \$25,000,000

**Developer** : United States of America.

**Architect** : The Architect's Collaborative, Inc.  
Jackson and Moreland

**Comments** : This development, the first in the Kendall Square Urban Renewal Area, was started in 1965 and represents about one-half of the development originally planned by the National Aeronautics and Space Administration (NASA) for the project area. In 1969, program cutbacks forced NASA to abandon the Kendall Square facility. The U.S. Department of Transportation took over the facility in 1970 and installed its Transportation Systems Center. The Kendall Square Urban Renewal Plan was subsequently amended to change the land use designation of the land originally designated for NASA but which NASA had not developed (Parcel 2) from Institutional to light industrial/research uses.



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area**

**Five Cambridge Center**

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Location : Corner of Main Street and midblock connector.

Type of Development : Construction of 13-story brick office building with ground floor retail; total floor area is 243,717 square feet.

Construction Cost : \$14,000,000

Developer : Boston Properties

Architect : Davis and Brody, Inc.

Comments : Construction of Five Cambridge Center commenced during early 1980 and was eighty percent occupied by July 1981. This building is the first structure in the Kendall Square Urban Renewal Area to be privately developed and represented a considerable risk at the time of construction. The building is virtually fully occupied, including one of the area's best known restaurants occupying the ground floor.



Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area

Four Cambridge Center

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Location : Corner of Broadway and midblock connector.

Type of Development : Construction of 12-story brick office building, with ground floor retail; total floor area is 227,835 square feet.

Construction Cost : \$16,000,000

Developer : Boston Properties

Architect : Moshe Safdie and Associates

Comments : Construction of Four Cambridge Center commenced during mid-1981 and is scheduled for initial occupancy of one-third of the building by the end of 1982. This building is the second structure in the Kendall Square Urban Renewal Area to be privately developed. A unique and interesting architectural feature of this building is its "jagged" facade comprised of brick and reflective glass which interplay with each other.



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area**

**Parcel 4 Garage**

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Location : Between Four Cambridge Center and Five Cambridge Center, with entrances on Broadway and the midblock connector.

Type of Development : Construction of an 863-car precast concrete garage.

Construction Cost : \$7,000,000

Developer : Boston Properties

Architect : Moshe Safdie and Associates, Inc.

Landscape Architect : The SWA Group

Comments : Construction of Parcel 4 garage commenced during early 1982 and is scheduled to be completed during early 1983. An outstanding feature of this garage is that the roof will be developed as a public landscaped open space containing 43,000 square feet readily accessible to the general public.



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area**

**Nine Cambridge Center**

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Location : Corner of Main Street and western connector.

Type of Development : Construction of 6-story pre-cast concrete building for the Whitehead Institute for Biomedical Research, containing 128,650 square feet of floor space.

Construction Cost : \$23,000,000

Developer : Boston Properties

Architect : Goody, Clancy and Associates, Inc.

Comments : Construction of Nine Cambridge Center is scheduled to commence during 1982 and be completed during mid-1984. This building is to be occupied by the Whitehead Institute, a non-profit organization dedicated to the burgeoning field of biomedical research. Of particular benefit to the City of Cambridge are: (1) the commitment by the Whitehead Institute to make payments in lieu of taxes at the same rate as profit-motivated development, and (2) contributions by the Developer of \$100,000 for public art and \$100,000 for installation and maintenance of public improvements.



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area  
Fourteen Cambridge Center**

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Location : Corner of Binney Street and pedestrian way.

Type of Development : Construction of two-story brick research laboratory and office building containing 62,576 square feet of floor area.

Construction Cost : \$8,000,000

Developer : Boston Properties

Architect : Huygens and DiMella Inc.

Landscape Architect : The SWA Group

Comments : Construction of Fourteen Cambridge Center commenced during May 1982 and is scheduled to be completed during spring 1983. This building is the first structure to be constructed on Parcel 2, a ten acre parcel, designated for development of land uses related to research and development/light industry.



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area  
Kendall Square Urban Initiatives Project**

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Location : Area bounded by Main Street, Broadway and Midblock Connector.

Type of Development : Construction of Traction Power Substation, Platform Lengthening and Modernization of Kendall Square Station, and Urban Design and Pedestrian Improvements in public areas.

Construction Cost : \$13,688,000

Developer : Massachusetts Bay Transportation Authority (MBTA); Cambridge Redevelopment Authority (CRA)

Architect : Ellenzweig, Moore and Associates, Inc.

Comments : The Kendall Square Urban Initiatives Project, funded by the Urban Mass Transportation Administration (UMTA), is a joint development effort being undertaken by MBTA and CRA. Its main purpose is to coordinate federal policies, programs and actions to ensure consistency of investments in urban areas and positive urban impact. In order to achieve this purpose, the MBTA and CRA maintain a close working relationship by regularly reviewing and commenting on each other's development programs in the Kendall Square Area in order to ensure that the two development programs are integrated and that the agencies' joint efforts are maximized. By virtue of its Development Agreement with Boston Properties to carry out private development in the Project Area, CRA is able to ensure that the private side of development is also integrated with and supportive of public development. The other major developer in the area, Massachusetts Institute of Technology, is also involved in the planning of development.

Specifically, the Urban Initiatives Project, includes the following:

(1) Construction of a Traction Power Substation, which started in 1981 with completion scheduled for the spring of 1983, to replace



## Cambridge Redevelopment Authority Kendall Square Urban Renewal Area

(continued)

an existing outmoded power station in an adjacent location. MBTA, CRA and Boston Properties have collaborated on the design of the new power station which will permit construction of a hotel on air rights over the station. CRA will demolish the old power station and use the land for construction of public improvements.

(a) Extension of platform to accommodate six-car trains instead of the current four-car trains and modernization of Kendall Square Subway Station. This effort is in the design development stage with construction scheduled to start in the summer, 1983. MBTA, CRA and Boston Properties have collaborated on the location and design of the station in order to ensure reciprocity of access to surrounding private development and the subway, promote pedestrian circulation, provide for a possible underground connection between the subway and private areas, provide for future development of plaza, etc.

(3) Urban Design and Pedestrian Improvements in public areas. This work started in 1981, including construction of infrastructure, street widenings, new sidewalks, street furniture, landscaping, etc. The urban design improvements are being carried out by CRA and integrated with the public improvements being constructed as part of the Kendall Square Urban Renewal Program. Here, too, MBTA, CRA and Boston Properties are collaborating on the design of the improvements which are constructed immediately after completion of construction of public and private buildings. Examples of the future improvements are pedestrian linkages, plazas, parks, and utility and roadway modifications.



**Cambridge Redevelopment Authority  
Kendall Square Urban Renewal Area  
Public Improvements**

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Location : Various streets in project area.

Type of Development : Construction of public improvements, including public utilities, street widenings, new streets and landscaping.

Construction Cost : Approximately \$5,000,000

Sponsor : Cambridge Redevelopment Authority

Design Consultant : Monacelli Associates

Landscape Architect : Carol R. Johnson and Associates, Inc.

Engineering Consultant : Fay, Spofford and Thorndike, Inc.

Comments : Public improvements are intended to relate to and support private development. Development agreements between the Authority and the Developer provide for completion of public improvements in the public ways abutting new development by the date of issuance of a certificate of occupancy for the first tenant or completion by the Developer of its improvements. Otherwise, in order to lessen the possibility of damage to permanent public improvements by later construction stage operations by the Developer, the Authority may defer the making of certain permanent public improvements, substituting temporary improvements until such later construction stage operations are completed by the Developer.



**Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area**

**Development Sites**

Dante Alighieri Cultural Center

Lilac Court

Linden Park Homes

St. Anthony Parish Center

Cambridge Street Revitalization District

711 Cambridge Street

725 Cambridge Street

Roosevelt Towers

920 Cambridge Street

984 Cambridge Street

1032 Cambridge Street

1049 Cambridge Street

1055 Cambridge Street

1065 Cambridge Street

1075 Cambridge Street

Harwell Homes

240 Columbia Street

Linwood Court

Close Building

Scattered Housing Development Program



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area

Project Summary

The Wellington-Harrington Urban Renewal Area, located in the eastern part of the City of Cambridge, contains approximately 130 acres of land with a population of approximately 7,500.

In 1963, at a time when grassroots citizen participation in community planning and development was rare, a Wellington-Harrington Citizens committee (WHCC) was appointed by the Mayor of Cambridge to plan and develop neighborhood renewal activities in its community. The WHCC, which includes representatives of the neighborhood's churches and all major ethnic groups, participated in developing a plan which emphasized rehabilitation and stabilization of the existing community.

For nearly 20 years now, the citizens have been meeting on a regular basis to guide the implementation of the urban renewal plan by the Cambridge Redevelopment Authority and to influence, directly, the course of all rehabilitation and new development activities in the neighborhood.

In 1974, the Wellington-Harrington Citizens Committee was cited by the National Center for Voluntary Action for distinguished volunteer service.

Two development entities, the Wellington-Harrington Development Corporation, a non-profit community development corporation, and its solely owned subsidiary, the Wellington-Harrington Housing Associates, a for-profit corporation, have successfully completed three major residential developments containing 162 units of low- to moderate-income housing and are presently undertaking a fourth project providing an additional 54 units.

In order to meet the objectives of the plan, the Authority undertook the rezoning of large areas within the project to eliminate non-conforming land uses, and planned the acquisition, relocation and demolition of these uses in order to strengthen the residential character of the community.

The Authority, together with the Wellington-Harrington Citizens Committee, assisted by the Just-A-Start Corporation, a neighborhood-based non-profit corporation funded by the Authority, undertook a major inspection and rehabilitation program geared at eliminating blight and substandard conditions in the 2,148 dwelling units in the project area. This assistance in the form of federal, state and local loan and grant programs, particularly the Section 312 Loan Program, in conjunction with owners' self-help activities have resulted in the rehabilitation of approximately 825 residential units representing



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area

approximately \$4,300,000. Presently, approximately 90 percent of the units in the project area now meet the initial goals of the program in providing decent, safe and sanitary housing.

Sixteen housing development projects have been completed creating an additional 213 residential units representing approximately \$5,600,000 invested. Seven housing development projects are either under construction or in the planning stage which will create an additional 70 residential units representing approximately \$4,000,000 of additional investment.

Four commercial development projects have been completed, creating 23,600 square feet of commercial space representing an investment of \$921,000. Three commercial projects are either under construction or will be started in the spring of 1983, creating an additional 24,400 square feet of commercial space representing \$1,000,000 of additional investment.

Four institutional and/or human service facilities have been completed, including a Neighborhood Community facility, a rectory for the Immaculate Conception Church, a new St. Anthony's Church, and facade improvements for the Cambridge Organization of Portuguese American Community Center. Presently under construction are the Dante Alighieri Society Cultural Center and the parish hall and rectory for St. Anthony's Church. Slated to begin construction in the spring of 1983 will be a new facility for the Cambridge Boys Club.

Approximately \$5,000,000 has been spent on public improvements, including the completion of 20 street systems, together with the construction of four new streets, and eight public open spaces and playground areas. Presently six street systems are under construction at a cost of \$1,800,000 and scheduled to be completed by the fall of 1983.

Rezoning, clearance of non-conforming land uses, inspections and rehabilitation, controlled development and public improvements have been instrumental in meeting the goals of the program, promoting the general welfare, eliminating substandard conditions, preventing the recurrence and spread of blight, strengthening the economic stability and minimizing displacement and gentrification.



# Cambridge Redevelopment Authority Wellington-Harrington Urban Renewal Area Project Area





Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area

Dante Alighieri Cultural Center

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Location : Portland and Hampshire Streets.

Type of Development : The new Italian Cultural Center will consist of a two-story brick structure constructed in an octagonal shape with a traditional Italian roof of muted red tile. The Center will have classrooms, lecture halls and a 10,000-volume library to service both the immediate neighborhood and the metropolitan community.

Construction Cost : \$1,200,000

Developer : Dante Alighieri Society of Massachusetts, a non-profit corporation.

Architect : Pietro Belluschi and Jung/Brennen Associates, Inc.

Comments : The cultural center, now under construction, is being built in phases. These phases have been coordinated with an extensive fund-raising effort. The center will be ready for occupancy by June 1, 1983 and fully completed by December 31, 1984.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area

Lilac Court

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Location : Portland Street, Hampshire, Bristol  
Streets and Webster Avenue.

Type of Development : Twenty-four townhouse units have been  
constructed with a private way/court-  
yard. These units were designed to  
be sold on a fee simple basis.

Construction Cost : \$1,400,000.

Developer/Architect : Urban Development and Investment Corp.

Comments : At the request of local residents, this  
was the first market rate housing built  
in the neighborhood through the Urban  
Renewal Program. The developer agreed  
to a profit sharing plan, incorporated  
into the Land Disposition Contract, which  
provided that upon the sale of each unit,  
the developer would place into escrow  
9% of the purchase price of the unit for  
the purpose of helping to finance the  
cost of constructing the adjacent Dante  
Alighieri Cultural Center.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area

Linden Park Homes

Location : Midblock of Portland Street.

Type of Development : Construction of eighteen row structures containing 54 townhouse units on 214,000 square feet of land. The developer is using an industrial building system to construct modular housing units.

Construction Cost : \$3,275,960.

Developer : The Wellington-Harrington Housing Associates, Inc., a for-profit corporation wholly owned by the Wellington-Harrington Development Corporation, a neighborhood non-profit community development corporation, composed of members of the Wellington-Harrington Citizens Committee.

Architect : R. D. Fanning Architects, Inc.

Developer Services : Robert F. Gundersen, Esq.

Manufactured Housing: Westville Homes

Comments : The developer has secured 14 firm commitments for Section 235 mortgages from the Department of Housing and Urban Development and 8 commitments for mortgage assistance from the Massachusetts Housing Finance Agency. These subsidies in combination with skewed sales prices have enabled the developer to provide approximately 40% of the units to low- and moderate-income families. The design of the subsidized units is identical to the 32 market rate units. The units will be comprised of two, three and four bedroom units, averaging between 1250 and 1350 square feet of living space. The development is being supported through the construction of a public roadway system and underground utilities by the Authority.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area  
St. Anthony Parish Center

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Location : Portland and Cambridge Street.

Type of Development : A new parish center including a church seating 640 persons, parish hall, rectory, courtyard and off-street parking facility.

Construction Cost : \$3,100,000.

Developer : Archdiocese of Boston/St. Anthony Church.

Architect : Glaser deCastro Associates.

Comments : This facility will service the religious and social functions for the Portuguese community, the largest ethnic group within the project area. The parishoners, numbering over 4,000, have raised all the funds for construction activities which will be completed in three phases. Phase One, the church construction, is complete. The overall shape of the new church is a Portuguese cross. Phase Two, which uniquely provides for the construction of the foundation for the rectory and parish hall together with the base-coat for the parking facility, is underway. Phase Three, the construction of the remaining portions of the building, together with all landscaping, will be completed by December 31, 1984.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area  
Cambridge Street Revitalization District

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- Location : Cambridge Street between Portland Street and Elm Street.
- Type of Development : The revitalization of Cambridge Street, the main commercial area within the neighborhood, has focused on the rehabilitation and new construction of the following commercial/residential and institutional uses supported by public improvements.
- 711 Cambridge Street :  
(13) The proposed developer is a neighborhood businessman who proposes to construct a two-story commercial building. His business will occupy approximately two-thirds of the first floor for retail purposes. The second floor will be utilized for office space. The overall square footage of the proposed building is 16,000.  
Construction Cost: \$700,000 (estimated)
- 725 Cambridge Street :  
(14) Portugalia, Inc., has begun construction activities to totally renovate its existing structure which will convert the use of a neighborhood barroom into a new neighborhood restaurant. These improvements will include the construction of a new courtyard for outside dining, adjacent to the existing facility.  
Construction Cost: \$75,000 (estimated)
- Roosevelt Towers :  
(15) The Cambridge Housing Authority completed rehabilitation and modernization of the twin eight-story tower complex providing 75 residential units, child care area, health office and community space. Funding for this project was provided for by the Commonwealth of Massachusetts. The Housing Authority rehabilitated six low-rise buildings containing 132 residential units and fully landscaped the grounds for both complexes.  
Construction Cost: \$4,200,000.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area

- 920 Cambridge Street : The Cambridge Boys Club, servicing both  
(16) boys and girls in the City, has proposed to construct a new 17,000 square foot facility to provide recreational, educational and youth counseling activities.  
Construction Cost: \$1,200,000 (estimated)
- 984 Cambridge Street : The developer, 1000 Cambridge Street  
(17) Trust, is constructing a two-story brick commercial structure containing 4,400 square feet. The building has been leased to a Cambridge bank and will be the first bank within the Project Area.  
Construction Cost: \$240,000
- 1032 Cambridge Street : Morey Hirsch Realty Co., Inc., has  
(18) completed the rehabilitation of its existing facility which included residential units and a retail use. The developer has also completed a 4,560 square foot new addition to the retail use.  
Construction Cost: \$178,000
- 1049 Cambridge Street : The Cambridge Redevelopment Authority  
(19) assisted the Cambridge Organization of Portuguese-Americans (COPA), a social service agency servicing the Portuguese community, by taking a facade easement and financing exterior improvements in conjunction with major interior renovation utilizing Block Grant funds.  
Construction Cost: \$175,000
- 1055 Cambridge Street : The developer, University Monument Works,  
(20) is a long-term neighborhood business which was displaced through urban renewal action. This site was made available exclusively for business relocation. The developer constructed a facility consisting of 7,000 square feet of office space, exterior showroom and workshop space.  
Construction Cost: \$275,000



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area

1065 Cambridge Street : Automatic Cone Co., is a long-term  
(21) neighborhood business which was displaced through urban renewal action. This site was made available exclusively for business relocation. The developer constructed a facility consisting of 6,800 square feet of office and warehouse space.  
Construction Cost: \$278,000

1075 Cambridge Street : Casal Bakery, is a long-term neighborhood  
(22) business which was displaced through urban renewal action. The development included the rehabilitation of an existing building, including the facade, as a retail outlet, and the new construction of a bakery.  
Construction Cost: \$190,000

Comments:

The revitalization of Cambridge Street, anchored by the new St. Anthony Parish Center and supported by public improvements, such as public parking areas, sidewalks and street improvements, and sitting parks, includes both new construction and rehabilitation of commercial, residential and institutional facilities. It has helped to create a vital area serving the surrounding neighborhood. The Cambridge Redevelopment Authority is currently developing an economic development program to complete the revitalization of Cambridge Street in the project area. The total public/private investment in the area is estimated to be \$12,000,000.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area  
Harwell Homes

Location : Cambridge, Columbia and Windsor Streets.

Type of Development : Construction of 56 semi-detached town-house units. The complex is a mixed income cooperative development completed in 1972.

Developer : Wellington-Harrington Development Corporation comprised of members of the Wellington-Harrington Citizens Committee.

Construction Cost : \$1,011,847

Architect : Huygens and Tappe.

Comments : The development, the first low- and moderate-income cooperative in Cambridge, was financed under Section 236 of the National Housing Act. Technical assistance and seed money was provided by The Cambridge Corporation. The development was constructed on a site which was formerly occupied by a junk yard, an abandoned school building and a public way. The 18 separate, two-story wood-frame buildings utilized a Boise Cascade System. This development received local and National recognition which included the Boston Society of Architecture award for Housing and Neighborhood Development.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area  
240 Columbia Street

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Location : Columbia Street between Hampshire and Market Streets.

Type of Development : The complete rehabilitation and renovation of a building, formerly housing the first synagogue in Cambridge, Temple Beth Shalom into 10 residential/workshop space for artists.

Construction Cost : \$500,000.

Developer/Architect : ARTSPACE, INC.

Comments : The project's concept required the Planning Board and Board of Zoning Appeals to grant fourteen variances which allowed the artists to live, work, sell and exhibit their artwork in each of their residential studios. This building is now listed in the National Register of Historical Places. Originally, the building was scheduled for demolition. Financing was provided by the Shawmut Bank of Boston, N.A.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area  
Linwood Court

Location : Columbia Street and Broadway and Market Street.

Type of Development : The complete rehabilitation and renovation of 8 wood frame buildings for 45 low- and moderate-income units.

Construction Cost : \$1,144,798

Developer : Wellington-Harrington Development Corporation composed of members of the Wellington-Harrington Citizens Committee.

Architect : R. D. Fanning Architects, Inc.

Development Services : Robert Gundersen, Esq.

Comments : These wood-framed buildings had been condemned and scheduled for demolition prior to Wellington-Harrington Development Corporation involvement. The project was financed through the Massachusetts Housing Finance Agency as a low-moderate income project utilizing state assistance through the Chapter 707 leasing program. The ownership is scheduled to be converted into a cooperative in the near future. Maintenance and management services are currently being provided by the neighborhood non-profit Just-A-Start Corporation. This project received local and national recognition which included the National Volunteer's Service Award from the National Center for Voluntary Action for the neighborhood development corporation, the 7th Biennial Department of Housing Urban Development Award for design excellence, a project design honor award and the Merit Award from the Cambridge Historical Commission for carefully preserving, restoring and strengthening the original architectural and historical values of nineteenth century buildings.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area

Close Building

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Location : Windsor Street and Broadway.

Type of Development : The complete rehabilitation and renovation of a factory building to 61 residential units for low- and moderate-income people.

Construction Cost : \$1,231,085

Developer : Close Building Associates, a partnership between the Wellington-Harrington Housing Associates, a for-profit corporation solely owned by the Wellington-Harrington Development Corporation, a neighborhood non-profit Community Development Corporation composed of members of the Wellington-Harrington Citizens Committee, and Park Maynard Realty.

Architect : Gelardin-Brunner-Cott, Inc.

Comments : The Developers converted the old mill building from vacant industrial space to 61 units for low- and moderate-income people. Financing was provided by the Massachusetts Housing Finance Agency utilizing the Section 8 program. This project was the first all Section 8 low- to moderate-income project in the Commonwealth. The project was named for the candy manufacturer who occupied the building in 1890. Management and maintenance services are being provided through the Just-A-Start Corporation, a neighborhood non-profit corporation.



Cambridge Redevelopment Authority  
Wellington-Harrington Urban Renewal Area  
Scattered Housing Development Program

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Location : Various sites in Project Area

Type of Development : The Authority, in conjunction with the neighborhood nonprofit corporations, has completed 9 scattered housing development projects, providing 12 units of housing for low- and moderate-income families. Six projects are scheduled to commence next spring, providing 15 additional units of housing.

Construction Cost

Completed : \$381,000

Proposed : \$720,000

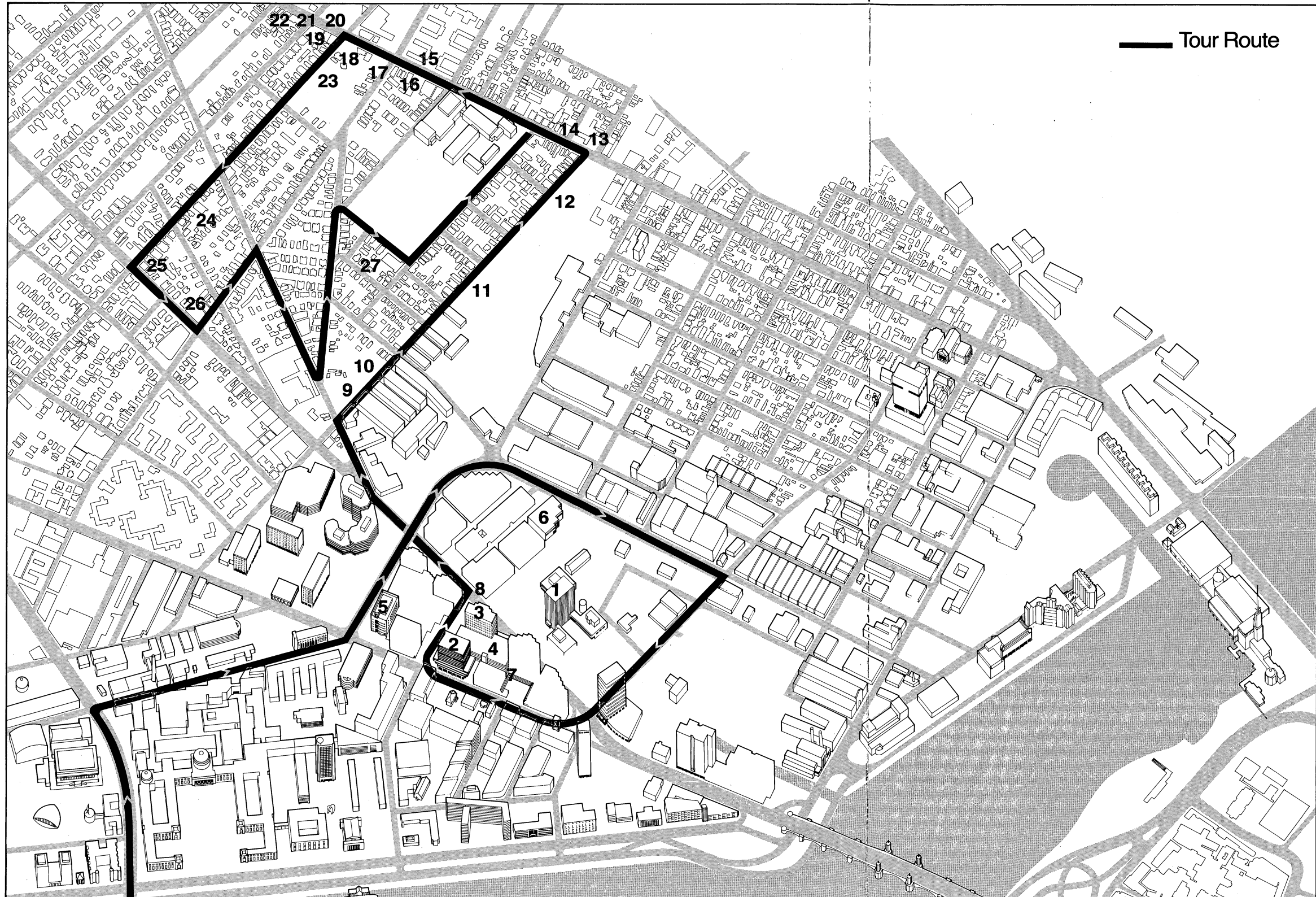
Developers : Just-A-Start Corporation, a neighborhood nonprofit corporation, and Homeowner's Rehab, Inc., a city-wide nonprofit corporation.

Comments : The nonprofit corporations have utilized numerous financing programs including work equity, the youth assistance program, energy conservation program, State-aided mortgage loan program, Section 235 program, State rental subsidy program, the City's interest subsidy program, the City's grant program, conventional financing, project revolving loan program, and employed various delivery systems including manufactured housing systems, precut housing systems and panelized housing systems in order to provide housing for low- and moderate income families.



**Cambridge Redevelopment Authority  
City of Cambridge  
Development Areas**

Kendall Square Urban Renewal Area  
Wellington-Harrington Urban Renewal Area





**Cambridge  
Redevelopment Authority**

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Cambridge, Massachusetts 02142  
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**FOR YOUR INFORMATION**

**Joseph F. Tulimieri**  
Executive Director

S-372A

Comm. from Joseph F. Tulumieri, Exec. Dir.,  
Cambridge Redevelopment Authority, transmit-  
ting the CRA's 26th Annual Report on Develop-  
ment Areas, dated May 18, 1983

1983