



City of Cambridge

Executive Department

YI-AN HUANG
City Manager

CMA 2026-137
IN CITY COUNCIL
May 11, 2026

To the Honorable, the City Council:

I am writing to provide an update on the successful completion of the 221 Mount Auburn Street demolition. On [July 23, 2025 City Council](#) appropriated \$20,000,000 to fund expenses related to the demolition of 221 Mount Auburn Street. The City's involvement in this demolition was necessitated by the need to protect public health and safety due to the structural deficiencies throughout the building and the fact that the Riverview-in-Cambridge Condominium Trust's (Condo Trust) had exhausted all avenues to secure the financing necessary to perform the demolition themselves.

Attached is a presentation recently shared with the Riverview-in-Cambridge Condominium Trust overviews:

- History of the Development
- City's Involvement
- Demo & Progress Photos
- Update on Costs

As summarized in the presentation, there is some final site work remaining, but the demolition of the building has been safely completed. While the demolition of the building was managed by our Capital Buildings Projects Department, it is important to recognize that staff across 16 different departments committed their time and expertise into seeing this project safely completed.

The estimated cost to complete the demolition is approximately \$12,000,000. Any unexpended funds from the original \$20,000,000 appropriation as of June 30, 2026 will revert to the unexpended fund balance. As the closeout of the contracts is completed, the City is working through the legal process to recover the estimated \$12,000,000 expended for the demolition, as authorized by Massachusetts General Law (MGL) Chapter 143, Section 9 and Chapter 139,



Section 3A, which empowers municipalities to collect expenses incurred in addressing public health or safety nuisances and hazards.

Very truly yours,

A handwritten signature in black ink, appearing to read "Yi-An Huang". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Yi-An Huang
City Manager



221 Mount Auburn Street Riverview Condominiums

Council Update

May 11, 2026



Today's Discussion

- 1 History of Development
- 2 City Involvement
- 3 Demo & Progress Photos
- 4 Update on Costs
- 5 What's Next?



Staff – Deep Appreciation

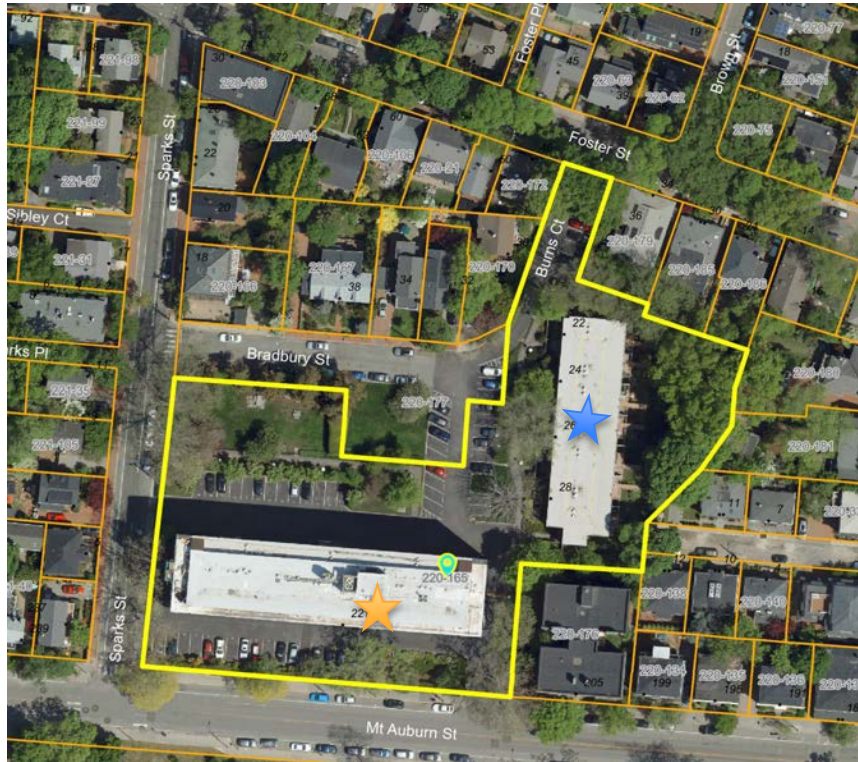
I know I am missing some, but this is an indication of how comprehensive an effort this has been.

THANKS!!!!!!

<u>CAPITAL BUILDING</u>	<u>DPW</u>	<u>FIRE</u>	<u>ISD</u>	<u>POLICE</u>	<u>WATER</u>
Brendon Roy	Kristen Kelleher	Tom Cahill	Peter McLaughlin	Srgt. Lefevre	Rich Holy
Monique Oliveira	Ted Bulger	Chris Towski	Anthony Tuccinardi	Dep Sgt David Brown	Mark Gallagher
John Logiudice	Lenny Russell		Sean Freund	Pauline Wells	
	Jim Wilcox	<u>FINANCE</u>	Melisa Dorego		<u>Public Health</u>
<u>CDD</u>	Kara Falise	Claire Spinner	Jimmy DeAngelo	<u>PURCHASING</u>	Sam Lipson
Melissa Peters	John Nardone	Michele Kincaid	Bethany Morrissey	Liz Unger	
	Mark Melo	Lydia Louis		Natalie Sullivan	
<u>COMMS</u>		Kelly Doherty	<u>LAW</u>		
Lee Gianetti	<u>EXECUTIVE</u>		Megan Bayer	<u>DOT</u>	
Jeremy Warnick	Yi-An Huang	<u>HISTORICAL</u>	Elliott Veloso	Brooke McKenna	<u>External</u>
Jackson Price	Kathy Watkins	Charlie Sullivan	Diane Pires	Jeff Parenti	MassDEP
	Owen O'Riordan		Sydney Wright	Jackie McLaughlin	
		<u>Housing</u>	Rebecca Skorker	Stephen Meuse	
		Maura Pensak	Kelsey McGuffie		

History of Development

History of Development



Riverview Property – Two separate buildings:

- ★ *221 Mount Auburn Street – 9-story concrete structure with 66 units*
- ★ *3-story wood and brick Bradbury Building with 14 units*

Structural Issues Identified

- 2023 preparatory work for roof and drainage improvements to address leakage and ponding issues included **coring new holes** in the **cantilevered balconies**.
- **SGH evaluated the capacity** of the slabs throughout the building

Utility Penetrations

Deterioration from **Leakage & Corrosion**

Previous **Concrete Repair Work**

Low Reinforcement

Low Concrete Compressive Strength



SLAB EVALUATION

Riverview Condominiums
221 Mt. Auburn Street
Cambridge, MA
7 February 2025
(Revised 25 April 2025)

Delivered to the
City April 28, 2025

SGH Project 200609.04

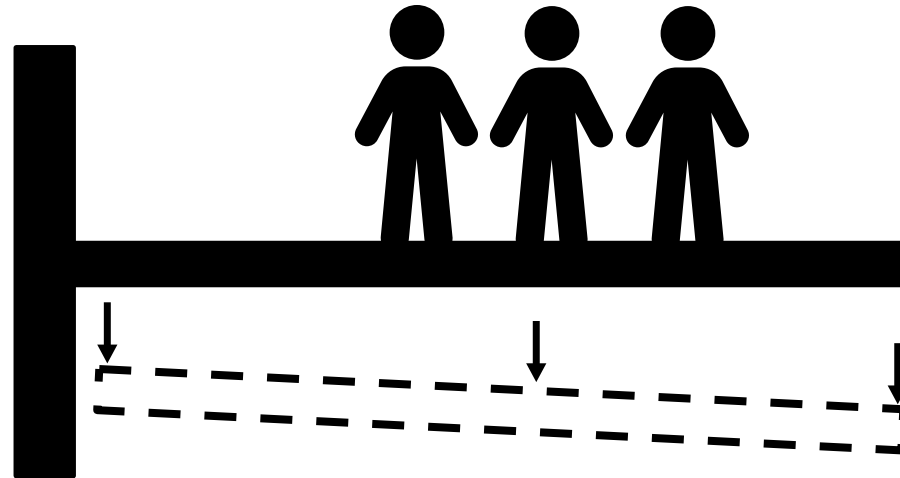


PREPARED FOR
Thayer & Associates, Inc.
1812 Massachusetts Avenue
Cambridge, MA 02140

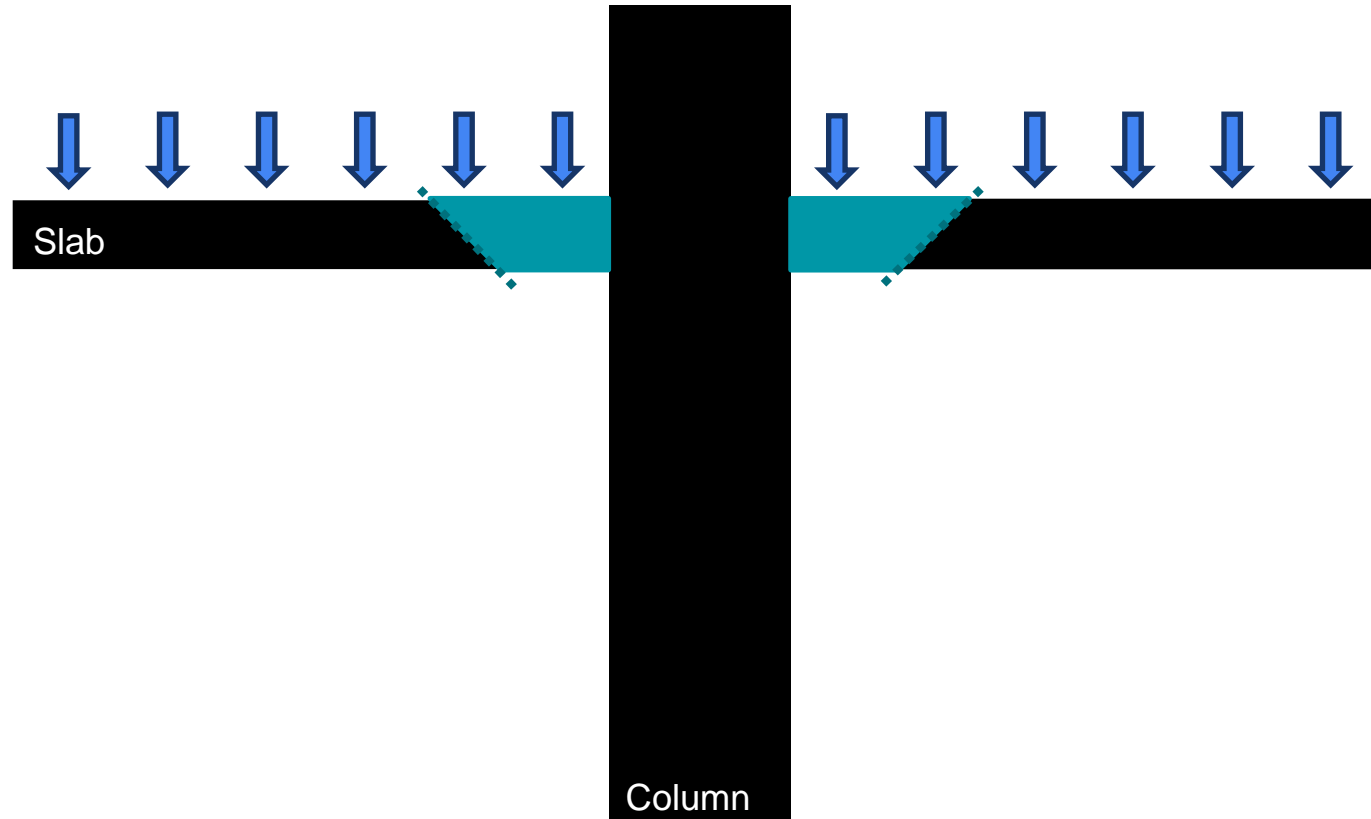
PREPARED BY
Simpson Gumpertz & Heger Inc.
480 Totten Pond Road
Waltham, MA 02451
o: 781.907.9000

Structural Issues Identified

Punching Shear -- The slab needs to be strong enough to support the weight



Structural Issues Identified



Asbestos

Consistent with buildings of this era, chrysotile asbestos was identified in joint compound, floor tiles and popcorn ceilings.

Asbestos is a **naturally occurring mineral** found in the ground. Widely used in buildings due to its **fire and heat resistance**, durability and insulation until **health risks associated with airborne asbestos** became apparent.

Individual asbestos fibers are **too small to see** with the human eye.

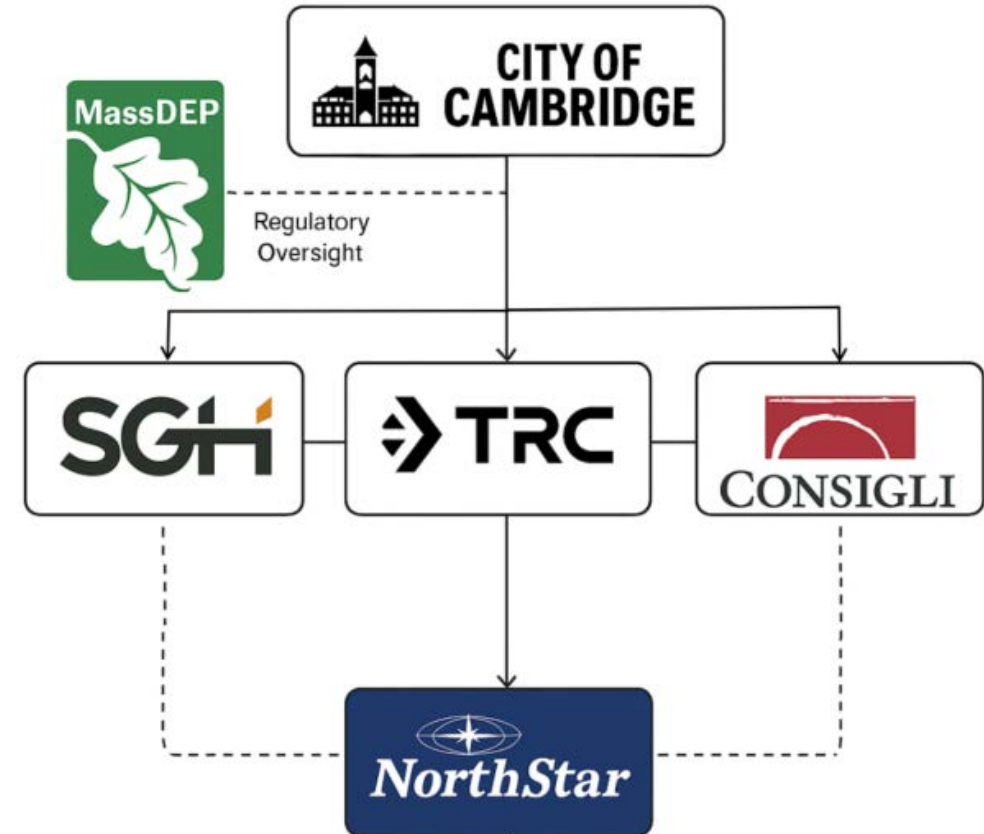
www.mesotheliomahub.com/mesothelioma/asbestos/types-of-asbestos/



City Involvement

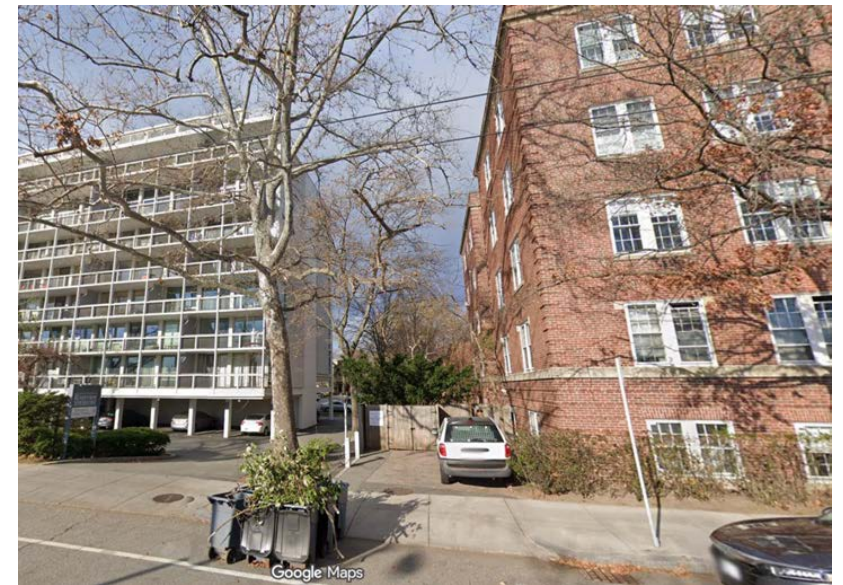
Timeline for City Involvement

- April 2025 – City began regular meetings with owners
- Consensus – building must be **demolished**
- City’s involvement is based on **public health & safety**
- July – **met individually with all neighbors**
- In-person **meeting July 10th** – 80 people
- July 19th – **Closed Mt. Auburn & Sparks** streets
- July 22nd – **Board or Survey**
- City Council **appropriated \$20M** on July 23rd.
- Zoom **meeting July 24th** – over 200 people
- Zoom meeting October 22, 2025 – **meet the team**



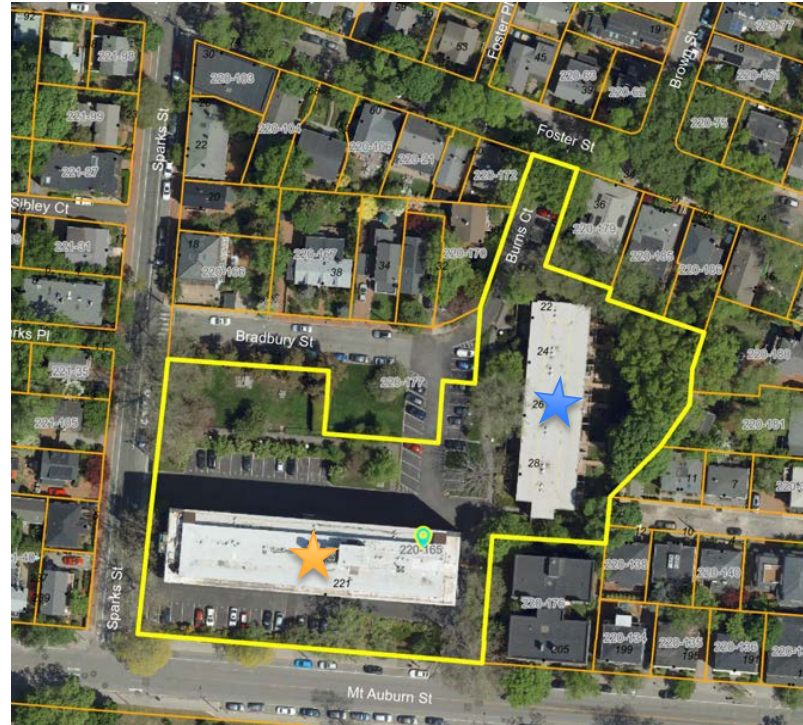
Timeline for City Involvement

- Nov 17, 2025 – Jan 31, 2026: 205 Mt Auburn Street residents (17 units) temporarily vacated
 - **Demolition Progresses** smoothly, under budget and without incident
 - Speaks to the **quality, skills and dedication** of the full team of staff and contractors working on this project



Demo & Progress Photos

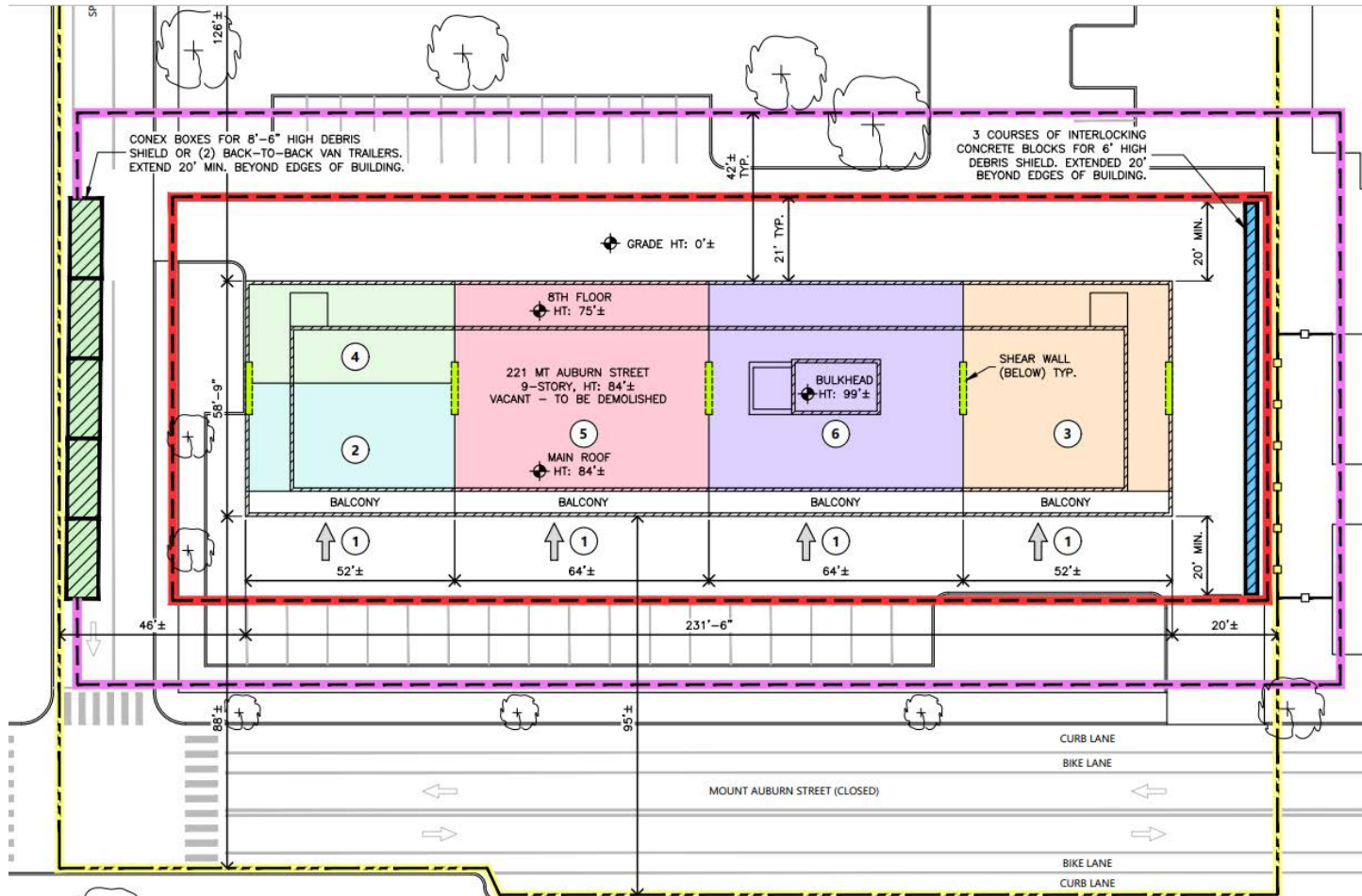
Site Overview



Two separate buildings:

- ★ *221 Mount Auburn Street – 9-story concrete structure with 66 units – Demolished*
- ★ *3-story wood and brick Bradbury Building with 14 units – Remains in place*

6 Phases of Demolition – Timing of Phase 3 Critical



Residents of the 17 units at 205 Mt Auburn temporarily evacuated, through Phase 3

Pre-Demo Preparation

- Air quality monitors installed & approved by DEP
- **DEP site inspections (20+ throughout demo)** before and after each phase – confirm consistency with **Non-Traditional Work Plan (NTWP)**
- Fire Department inspections to ensure they were prepared to respond to an incident
- Temporary power for trailer and monitoring
- 17 units at 205 Mt Auburn **temporarily evacuated**, through Phase 3



11.2020



Week of 12.22.25 – Phase 1 Balconies



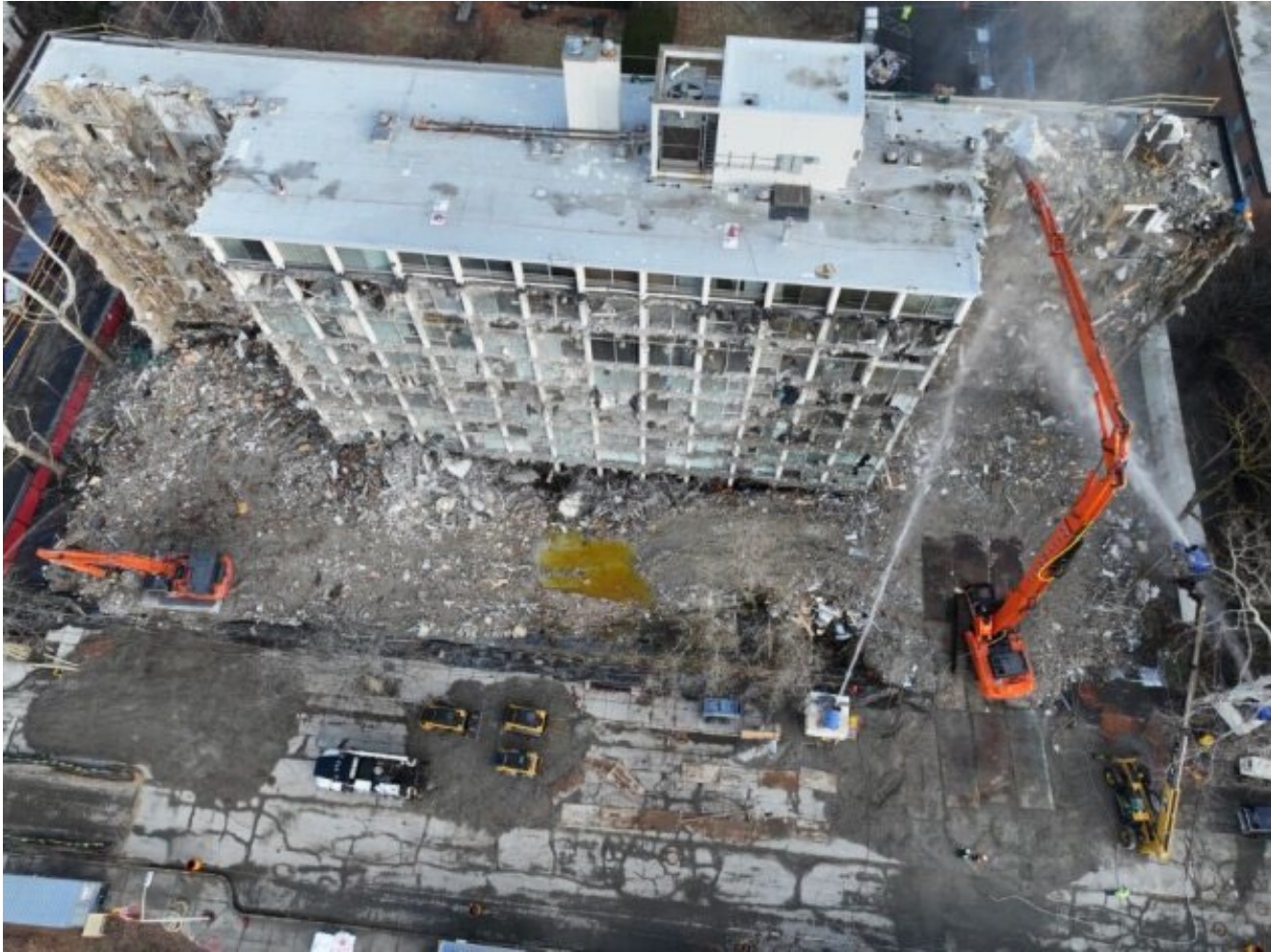
Week of 12.29.25 – Phase 2



Week of 12.29.25 – Phase 2



Week of 1.12.26 – Phase 3



Week of 1.19.26 – Phase 3 Complete

Residents of 205 M Auburn can prepare for return



Week of 1.26.26 – Phase 4



Week of 2.2.26 Phase 5



Week of 2.9.26 Phase 5



Week of 2.16.26 – Final Demolition



Week of 3.2.26 – Removal of Material



Building Materials Removed from Project Site



TOTAL Debris
Removed

11,500 tons
22,895,000 lbs

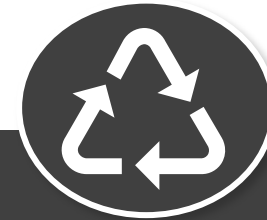
**TOTAL BUILDING MATERIAL
WASTE**



Asbestos
Containing Building
Materials

11,000 tons
22,000,000 lbs
365 truckloads

REGULATORY CRITERIA MET



Recycled
Scrap Metal

400 tons
895,000 lbs
49 truckloads

ZERO EXCEEDANCES

Extensive Air Monitoring – Permitted by MassDEP



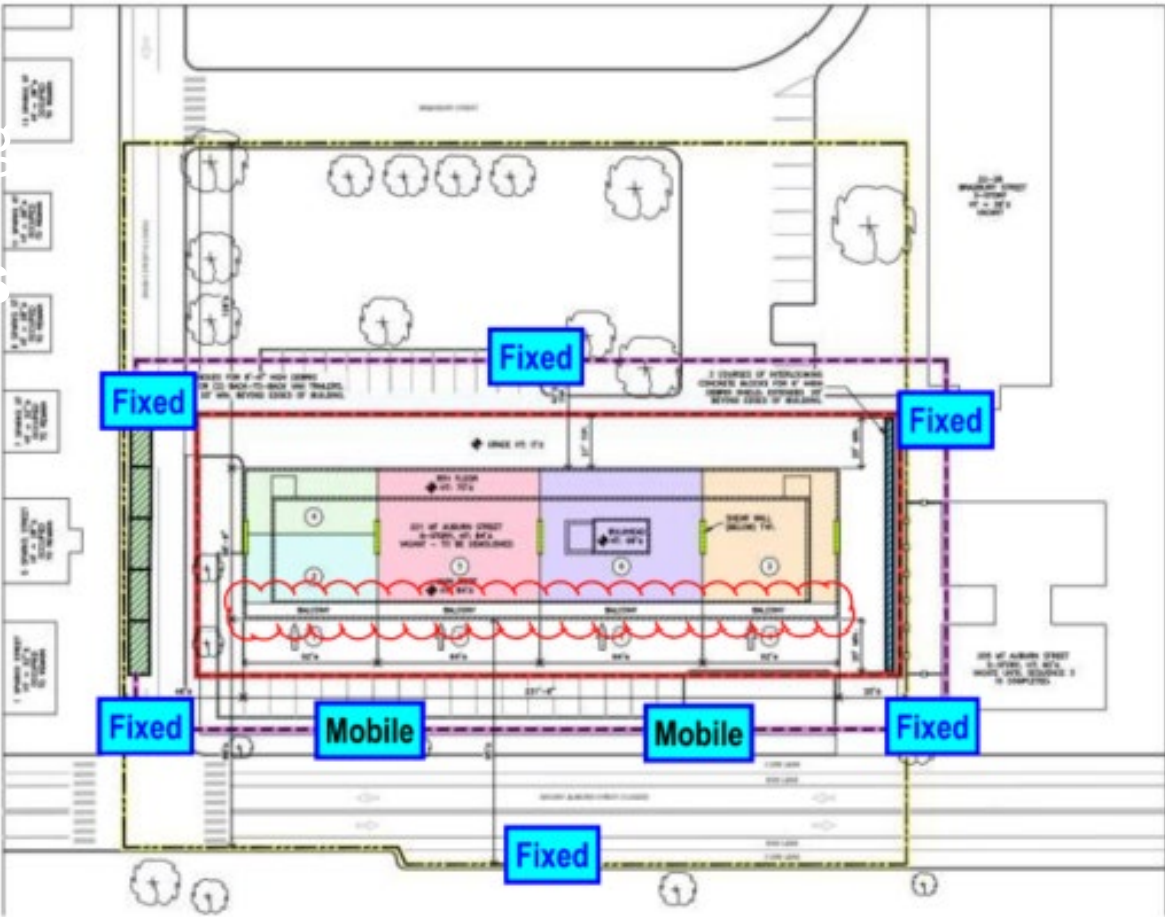
Air Monitoring

10 Perimeter Devices for
Optimal Coverage

34,560+ Data Points
Recorded

300+ samples evaluated

ZERO EXCEEDENCES
all below 0.002 f/cc



4.1.26 All Hauling is Complete & Shifting to Final Closeout

- April 9, 2026 **Final DEP Site Visit** and Closeout
- April 17, 2026 **Streets reopen!!** Site remains fenced off.
- Final site work estimated to be complete in next 2 to 4 weeks, **return control of site to owners**



April 1, 2026 – Last Truck Departs

Update on Costs

Estimate to Complete is approximately \$12M

* Subject to Change, pending final completion & reconciliation

Appropriated \$20M on July 23, 2025 – Conservative estimate to address contingencies

Engineering and Oversight – SGH, TRC, Kleinfelder, STV

- \$1M

Construction – Consigli, NorthStar, Traffic Management

- \$10.5M

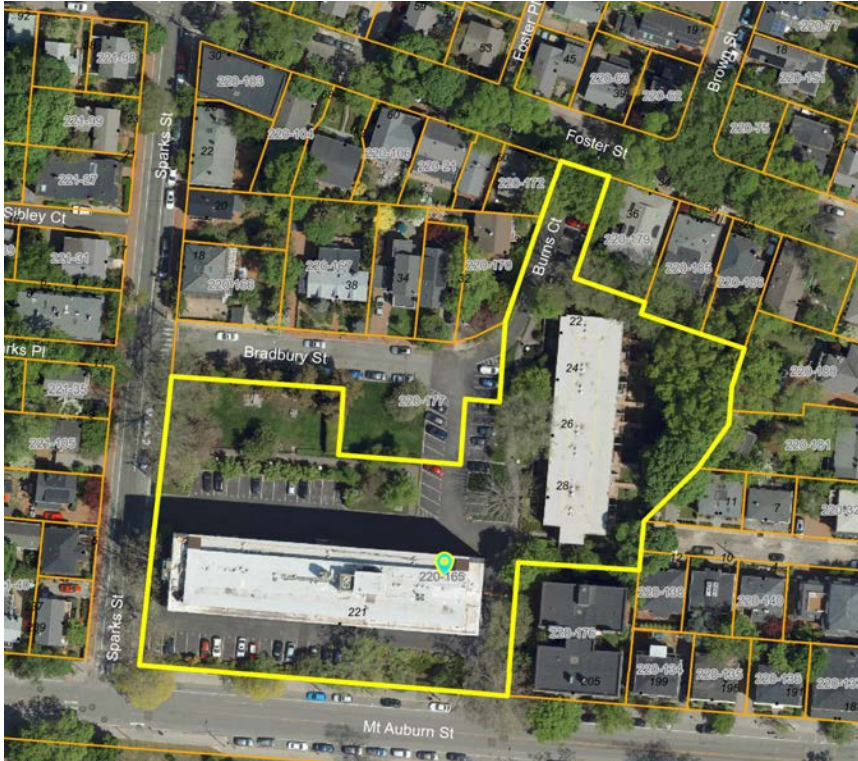
205 Temporary Relocations – 17 units for 2 ½ months

- \$250,000

We are not including any costs for city staff

What's Next?

Redevelopment of the Site

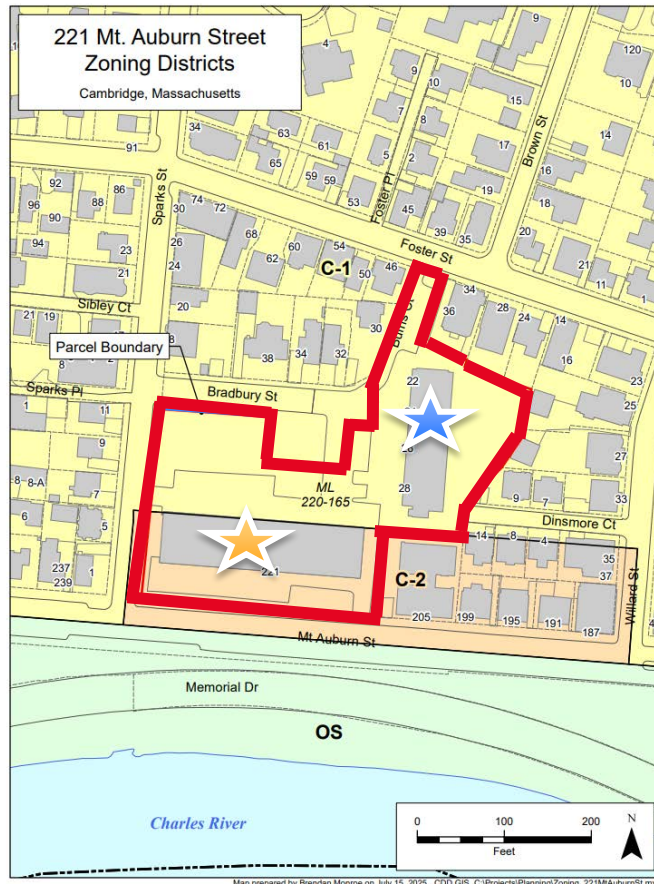


- **No identified timeline** for the redevelopment of the site.
- Land Court has **appointed a Commissioner** to oversee the sale of the parcel, including **reimbursing the City for demo expenses**.
- New owner will develop proposals for redevelopment.
- There are many nuances associated with zoning and development that would be worked through as part of a **redemption process**.

Zoning of Site

2-acre parcel & 100,000 sq fit of buildings

Zoned Residential



★ **Along Mt. Auburn Street – Residence C-2**, allows multifamily housing up to 7 stories above grade (85 ft).

★ **Rear section – Residence C-1**, allows multifamily housing up to 6 stories above grade (74 feet), if the housing meets inclusionary housing requirements.

- **Inclusionary housing** means that some units are required to be affordable to low- and moderate-income households.
- Developments of at least 10,000 sq ft or 10 units of housing must meet inclusionary housing requirements.
- Projects that are larger than 75,000 sq ft require special permit approval by the Planning Board, including public hearings.