



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

June 24, 1981

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Massachusetts 02139

Re: Supportive Materials In Connection with
Proposed Council Actions on Zoning and Plan Changes

Wellington-Harrington Urban Renewal Area
Project No. Mass. R-108 / Tract Number 4

Dear Mr. Sullivan:

The Cambridge Redevelopment Authority, the Cambridge Planning Board, the Wellington-Harrington Citizens Committee, the Southside Neighbors and the Community Development Department have transmitted supporting documentation in connection with the proposed zoning change and the proposed urban renewal plan change for Tract Number 4 in the Wellington-Harrington Urban Renewal Area.

In order for the City Council to have all appropriate information, we have prepared the attached information package for distribution by you to the Council for its session scheduled for June 29, 1981.

The information package consists of the following materials:

- (1) The Cambridge Redevelopment Authority's original request for Council approval of the proposed urban renewal plan change and the proposed zoning change. [May 15, 1981]
- (2) The Planning Board unanimous recommendation that the zoning petition be approved. [May 5, 1981]
- (3) The Planning Board unanimous determination that the urban renewal plan change is based on a local survey and conforms to a comprehensive plan. [May 5, 1981]
- (4) The Cambridge Redevelopment Authority response to the Council request concerning housing for low-to moderate-income families, transmitting a proposed form of Council resolution in connection therewith. [June 19, 1981]
- (5) The Cambridge Redevelopment Authority response to the Council request concerning the soccer field on Portland Street. [June 19, 1981]

- (6) The Wellington-Harrington Citizens Committee letter supporting the proposed zoning and urban renewal plan changes. [April 12, 1981]
- (7) The Community Development Department letter supporting low-to moderate-income housing and the Wellington-Harrington Development Corporation as developer. [February 17, 1981]
- (8) The Southside Neighbors letter supporting the proposed zoning and urban renewal plan changes. [May 19, 1981]

Your cooperation in this matter is appreciated.

Sincerely yours,



Joseph F. Tulumieri
Deputy Executive Director

cc: Paul E. Healy



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

MAY 15 1981

City Council
City Hall
Cambridge, Massachusetts 02139

Re: Request for Approval of Urban Renewal Plan Change
Wellington-Harrington Urban Renewal Area
Project No. Mass. R-108 / Tract Number 4

The Honorable, the City Council:

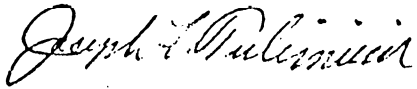
A request for the approval of an urban renewal plan change, for the Wellington-Harrington Urban Renewal Project is enclosed, together with supporting documentation. Adoption of the proposed change would make the present plan consistent with a zoning change, which has been recommended for ordination by the Planning Board. The request involves a zoning change from the Industry B district to a Residence C-1 district in an area generally bounded by Cambridge Street, Portland Street land owned by American Biltrite and the former Grand Junction Branch of the Boston and Albany Railroad in East Cambridge.

Ordination of the zoning change makes the re-zoned area consistent with the land uses on either side and will allow the development of residential uses to proceed. This development is in response to the request of the neighborhood for new housing construction on the 5.5 acre site. Also, it will revitalize the residential neighborhood located between the Wellington-Harrington and East Cambridge neighborhoods. The Cambridge Redevelopment Authority has designated the Wellington-Harrington Development Corporation (WHDC), a locally-based neighborhood development corporation, to build the housing. WHDC proposes to construct approximately seventy-five (75) units of mixed-income housing, within the Residence C-1 height and density requirements of the Zoning Ordinance.

Your positive consideration is respectfully requested. After Council action on the plan, the Authority will be able to proceed with the Executive Office of Communities and Development of the Commonwealth and with the Department of Housing and

Urban Development. Both agencies must concur in the proposed change.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Joseph F. Tulimieri".

Joseph F. Tulimieri
Deputy Executive Director

JFT:eal



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Excerpts from Planning Board Meeting
May 5, 1981

Public Hearing 8:15p.m.
Portland Street Rezoning

The Hearing

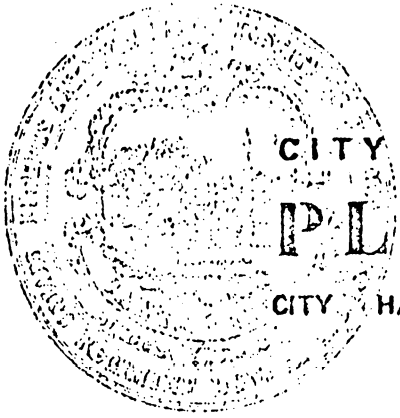
Chairman Parris turned the hearing over to David Vickery, Assistant City Manager for Community Development, who outlined the petition area and explained the purpose of the rezoning. Mr. Vickery stated that the rezoning would be necessary for the implementation of the modified Wellington-Harrington Urban Renewal Plan which designates this area for housing. Ms. Susan Lanza, CRA, stated that the modified Urban Renewal Plan is recommended by the Wellington-Harrington neighborhood and includes a proposal for 75 townhouse units for this site. Mr. Vickery pointed out that for consistency, the church property is being included even though the rezoning would have no effect on any religious use of the land. Mr. James Bentubo, President, Wellington-Harrington Citizens Committee, stated that he hoped the Board would act favorably on the petition.

No one spoke in opposition to the petition.

Chairman Parris moved to recommend to the City Council that the petition be approved as filed.

Member Paul Dietrich second the motion.

The Board voted unanimously in favor of said motion.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RESOLUTION OF THE CAMBRIDGE PLANNING BOARD REGARDING AMENDMENT
NO. 4 TO THE WELLINGTON-HARRINGTON RENEWAL PLAN PROJECT NO. MASS. R-108

ORDERED: That the Wellington-Harrington Urban Renewal Plan,
Project No. Mass R-108, as amended by Amendment No. 4
dated April 2, 1981, in order to permit residential reuse
of a portion of the area to the east of Portland Street
is hereby found and determined to be based upon a local
survey and to conform to a comprehensive plan for the
locality as a whole.

On a motion by: Arthur C. Parris

seconded by: Paul Dietrich

the above resolution was passed unanimously by the Planning
Board at its meeting of May 5, 1981.

Respectfully submitted,

for the Planning Board

Arthur C. Parris

Arthur C. Parris,

Chairman



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

JUN 19 1981

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Massachusetts 02139

Re: Response to City Council Request
Concerning Housing for Low- to Moderate-Income Families

Wellington-Harrington Urban Renewal Area
Project No. Mass. R-108 / Tract Number 4B/c

Dear Mr. Sullivan:

In accordance with the City Council request at its meeting of June 14, 1981 with respect to the above-cited matter, enclosed is a copy of a proposed City Council resolution for its consideration, for transmittal by you to the Council.

If you have any questions, please call.

Sincerely yours,

Joseph F. Tulimieri
Deputy Executive Director

JFT:jmk

Enclosure

cc: Paul Healy (e)

CITY OF CAMBRIDGE

In City Council
June 21, 1981

WHEREAS:

The Cambridge Redevelopment Authority, with the concurrence of the Wellington-Harrington Citizens Committee, has proposed Amendment No. 4 to the Wellington-Harrington Urban Renewal Plan, and has requested an amendment to the Zoning Ordinance to provide for residential reuse rather than an industrial reuse as presently allowed on Tract Numbers 4B and 4C/D; and

WHEREAS:

The Authority has worked with neighborhood and City representatives and has identified Wellington-Harrington Development Corporation as the prospective developer to provide housing affordable to neighborhood residents; and

WHEREAS:

The Authority has previously worked with Wellington-Harrington Development Corporation to provide successfully housing for low- to moderate-income families in the Wellington-Harrington Urban Renewal Area, particularly Harwell Homes (56 units), Linwood Court (45 units), and the George Close Building (62 units); and

WHEREAS:

The Authority has worked with other locally-based neighborhood development corporations, including Just-A-Start Corporation and Homeowner's Rehab, Inc., to provide housing for low- to moderate-income families on scattered sites in the neighborhood; and

WHEREAS:

Despite the Authority and the Wellington-Harrington Development Corporation's commitment to providing housing for low- to moderate-income families on Tract Numbers 4B and 4C/D, the recent change of Administration in Washington, and possible cutbacks in State housing programs makes it difficult to predict the availability of government support in the future months to provide housing for low- to moderate-income families;

NOW THEREFORE BE IT

RESOLVED:

That the City Council requests the Cambridge Redevelopment Authority and its prospective developer, Wellington-Harrington Development Corporation, to work with local and State officials to examine every possible Federal, State, and local program, existing or proposed, to provide housing for low- to moderate-income neighborhood residents on Tract Numbers 4B and 4C/D in the Wellington-Harrington Urban Renewal Area, and to report back to the City Council if it is not possible to utilize any of these programs.



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

JUN 19 1981

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Massachusetts 02139

Re: Alternative and/or Adaptive Reuse of Existing
Recreational Facilities for Soccer

Wellington-Harrington Urban Renewal Area
Project No. Mass. R-108 / Tract Number 4C/D

Dear Mr. Sullivan:

The City Council requested additional information regarding the temporary soccer field located on Portland Street. The Authority asked that I report the following to you.

On March 26, 1979, the City Council requested that a portion of Tract 4C/D located on Portland Street in the Wellington-Harrington Urban Renewal Area be used as a temporary soccer field due to the following conditions:

1. Portland Street was a large tract of land which was not in use and future development was not imminent;
2. Russell Field in North Cambridge was closing, bringing about an acute shortage of park space for sports activities; and
3. MBTA had set aside funds to construct a new sports facility in the near future on the old dump site located in North Cambridge.

All of the above were important considerations at the time of the Council vote.

At this time, the Authority would like the Council to consider the following:

1. At the time of the aforementioned Council action, Lusitania Field, near Fresh Pond Circle in North Cambridge, was not being used for recreational purposes because of flooding problems. Today the Public Works Department is undertaking a complete reconstruction of the site which will eliminate the

flooding problem. This reconstruction program is contemplated to be completed in the early fall of 1981. Lusitania Field is located in the approximate vicinity of the proposed new recreational complex planned on the old dump site.

2. A study of alternative sites in the eastern end of the City did not produce any reasonable permanent solutions.
3. The Cambridge Community Development Department has explored the potential of recreational uses on the Simplex site and has indicated that such use is possible and could accommodate soccer.
4. Since the East Cambridge neighborhood is the area of the City in which soccer is a major sport and since the conditions presently on the temporary Portland Street site are poor, the Authority suggests that one of the three major recreational facilities, Donnelly Field, Ahearn Field or the Gore Street Playground be readapted to accommodate practice sessions or a permanent facility on one of these sites for youth while the adults use the reconstructed Lusitania Field.
5. Tract Number 4C/D is presently ready for redevelopment as a housing site. Housing for neighborhood people is an important priority in the City today. This site has been identified for neighborhood housing. The Wellington-Harrington Development Corporation, a community-based group which has been commended numerous times by the Council and the federal government for creating new and renewed housing for neighborhood people, has been selected as the developer of this site. The necessary zoning and urban renewal plan changes have been concurred in by the Community Development Department, the Cambridge Planning Board, and the Community.

In view of these factors, the Authority respectfully requests that after this soccer season the temporary soccer field on Portland Street be terminated, that the Recreation Department develop an acceptable scheduling program on other fields, that the reconstructed Lusitania Field serve as the replacement site, and that the construction of housing for the neighborhood begin.

Sincerely yours,



Joseph F. Tulimieri
Deputy Executive Director

JFT:jmk

Wellington-Harrington Citizens Committee

320 CAMBRIDGE STREET

CAMBRIDGE, MASSACHUSETTS 02141

APR 2 1981

Cambridge Redevelopment Authority
336 Main Street
Cambridge, Massachusetts 02142

Attention: Charles C. Nowiszewski, Chairman

Re: Proposed Amendment No. 4 to the
Wellington-Harrington Neighborhood Renewal Plan

Dear Mr. Nowiszewski:

We have been advised by the members of the Authority staff that the Authority is considering a minor modification of the Wellington-Harrington Neighborhood Renewal Plan in order to permit residential development on a portion of the area to the east of Portland Street. We also understand that the zoning for this area will be changed from "Industry B" to "Residence C-1". The proposed Amendment of the Plan, to bring the plan in conformity with the proposed rezoning, is highly desirable in our view. Pursuant to Article XI of the Plan, you have requested our advice and counsel and we hereby approve the proposed Amendment No. 4 and offer any assistance which you may desire to effect the proposed modification.

Very truly yours,

WELLINGTON-HARRINGTON CITIZENS COMMITTEE

By:

(Title)





CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

February 17, 1981

Charles Nowiszewski, Chairman
Cambridge Redevelopment Authority
336 Main Street
Cambridge, MA 02142

Dear Mr. Nowiszewski:

In connection with the formulation of development objectives and guidelines for Parcel 4C in the Wellington-Harrington Urban Renewal Area, the Cambridge Community Development Department recommends that priority be given to the construction of mixed-income family housing, including the provision of homeownership and/or rental opportunities for lower-income families to the maximum extent feasible.

Currently, the Cambridge Housing Authority reports a waiting list of 2000 families for assisted housing, of which nearly 50% are presently Cambridge residents. Moreover, the CHA anticipates that as modernization of existing public housing is completed, the waiting list may actually increase. The current list translates into a 4-5 year waiting period to obtain an apartment with three or more bedrooms.

In addition to the need for rental housing, there is a growing demand for homeownership opportunities among Cambridge families who have been priced-out of the ownership market by high interest rates and escalating prices for both new and existing homes in Cambridge. This is demonstrated in part by the enormous demand for rehabbed homes produced by Homeowner's Rehab., Inc. under the sweat-equity program with M.H.M.F.A. financing.

In contrast with the need for family housing, the Cambridge Housing Authority waiting list for elderly units has approximately 450 applicants, with fewer than 300 now living in Cambridge. The Community Development Department anticipates that with the addition of the approximately 100 new units now being planned or under construction, the waiting time for an elderly Cambridge resident may be reduced to about a year.

Charles Nowiszewski, Chairman

Page 2

February 17, 1981

It is important to recognize, however, that elderly developments are not distributed throughout the City and that some neighborhoods have little or no elderly housing. The department therefore encourages targetting new elderly units to those neighborhoods that lack such housing. In the current round of Chapter 667 funding of elderly housing in Cambridge, the Chapter 667 Advisory Committee has identified neighborhoods 6,8,9, and 10 as target areas. These are neighborhoods with few, if any, lower-income elderly units.

In view of current and projected housing needs in Cambridge and the suitability of the site for housing development, I would urge the Redevelopment Authority to designate Parcel 4C for the development of mixed-income family housing, with primary emphasis on the provision of homeownership and rental opportunities for low and moderate income families.

As to the issue of designating a developer for Parcel 4C, please be advised that if the Redevelopment Authority is able to make the following determinations, I would find no objection to proceeding with the selection of a non-profit, community-based developer without further solicitation of development proposals:

1. That selection of a non-profit developer will result in substantial cost savings that will be passed along to the prospective homeowners and tenants in the form of reduced sales prices and rent levels;
2. That the non-profit developer demonstrate a capacity to effectively carry-out the project within a reasonable period of time and in accordance with the development objectives and guidelines established; and
3. That the Redevelopment Authority provide assistance to the developer--as needed, and monitor progress throughout the development process to ensure satisfactory completion.

If I can be of any further assistance, please feel free to call upon me.

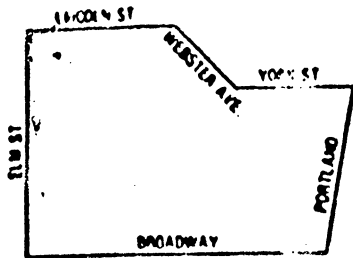
Very truly yours,



David R. Vickery
Assistant City Manager
for Community Development

DRV:lf

cc: James L. Sullivan, City Manager
Joe Youngworth, C.R.A.
Dan Wuenschel, C.H.A.
Richard Griffen, C.O.A.



**SOUTHSIDE NEIGHBORS
COMMUNITY DEVELOPMENT CORPORATION**
Cambridge, Massachusetts

May 19, 1981

Jeremiah Spilewski,
President

Manuel Joaquim,
First Vice President

Julia A. Brown,
Second Vice President

William F. Furtado,
Treasurer

Laurence T. May, Jr.,
Development Officer
Clerk

Francis H. Duehay
Mayor
Cambridge, Massachusetts

Dear Mayor Duehay:


The Southside Neighbors Community Development Corporation is a non-profit neighborhood organization with membership open to all people in the Wellington-Harrington area. We have no affiliation to the Cambridge Redevelopment Authority, nor do we receive funds or staffing from that body or any other public body. We wish to record that we are in favor of the request by the Cambridge Redevelopment Authority to amend the Urban Renewal Plan so as to allow the construction of new housing along Portland Street provided that any housing built be market rate, not directly subsidized and does not enjoy special City tax treatment. As well provisions must be made for the present sports area to be relocated.

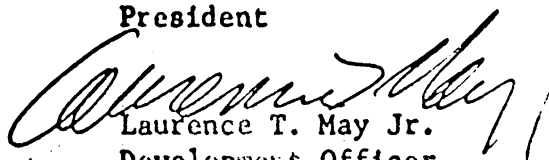
As the organization which in 1978 initiated and sponsored the Dante Alighieri Italian Cultural Center and adjacent townhouse development, the first market rate housing built in over fifty years in this area, we know directly how badly new housing is needed not just here but throughout the City. Properly built, affordable housing strengthens the community by giving ownership opportunities to neighborhood people and by allowing new people to locate in our area.

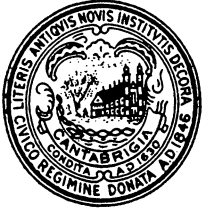
Therefore we ask that you give consideration to the request and vote your approval to the amendment.

Thank you for your continued interest in and support for our neighborhood.

Sincerely,


Jeremiah Spilewski
President


Laurence T. May Jr.
Development Officer



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

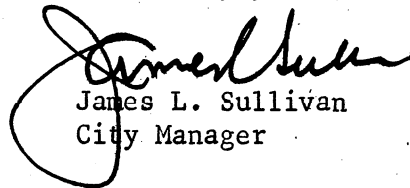
June 29, 1981

To the Honorable, the City Council:

The City Council has previously received from various sources supporting documentation in connection with the proposed zoning change and urban renewal plan change for Tract Number 4 in the Wellington-Harrington Urban Renewal Area.

In order that the Council have appropriate information in connection with this matter, I transmit herewith a communication from the Cambridge Redevelopment Authority with a complete information package pertaining to the zoning and plan changes.

Very truly yours,



James L. Sullivan
City Manager

JLS/b

Proposed zoning change & urban renewal plan
change for Tract Number 4 in the Wellington-
Harrington Urban Renewal Plan.

In City Council,

June 29, 1981

6/29/1981

Placed on File

See Ordinance

Passed to Be Ordained
AND

Orders for submission
of the Zoning Change