



Cambridge Redevelopment Authority

336 Main Street
Cambridge, Massachusetts 02142
617 492 6800

MAY 2 1983

Charles C. Nowiszewski
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Vice Chairman

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Assistant Treasurer

Jacqueline S. Sullivan
Member

Joseph F. Tulimieri
Executive Director
and Secretary

Mr. Robert W. Healy
City Manager
City Hall
Cambridge, Massachusetts 02139

Re: Council Hearing on Access Roadway
Wellington-Harrington Urban Renewal Area
Project No. Mass. R-108

Dear Mr. Healy:

This information is provided to you for transmittal to the City Council with respect to hearing scheduled for next Monday night on the above-cited matter.

The original Wellington-Harrington Urban Renewal Area plan provided for the acquisition of a non-conforming industrial use, an institutional use, two fire-damaged residential structures containing five residential units, and a six-unit residential use in order to construct an access roadway between Berkshire and Portland Street immediately behind the commercial properties on Cambridge Street (see enclosed plan).

The purpose of the roadway was to allow off-street deliveries for the commercial tenants and to provide access and parking for residential abutters, thereby relieving some of the traffic congestion on Cambridge Street caused by double-parked delivery vehicles.

On October 4, 1976, the Authority received a recommendation from the Wellington-Harrington Citizens Committee that the 6-family property located at 417-418 Portland Street be removed from the list of properties to be acquired since it had been rehabilitated and that the access roadway be constructed so that it enters and exits on Berkshire Street.

On April 13, 1978, the Authority received a recommendation from the Wellington-Harrington Citizens Committee that the plan be modified by transferring Authority-owned property to the abutters on the Marcella Street and

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CITY MANAGER

Portland Street side with the exception of Tract Number 28 which should be offered for residential redevelopment. This recommendation maintained that an easement area 15 feet in width and 225 feet in length be created in order to provide driveway access for non-commercial vehicles to all abutters. This recommendation resulted from numerous meetings with all abutters, including Mr. Coppola and Mr. Vital and the Wellington-Harrington Citizens Committee. (see enclosed plan).

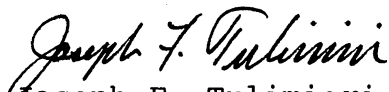
The Authority proceeded with acquisition and demolition of the institutional, industrial and fire-damaged residential uses. However, given the scarcity of standard housing resources, the Authority varied the application of the plan, as provided for in HUD regulations, by eliminating the acquisition and demolition of the property located at 417-418 Portland Street.

In early 1979, the Authority further varied the plan by adopting the Wellington-Harrington Citizens Committee's recommendation and began transferring fragment parcels, to abutters for use as rear yards and for off-street parking purposes. The Authority reserved easement rights in order to construct the roadway which still can accommodate off-street deliveries through a two-way limited access roadway.

At this time, the Authority has designed the roadway and is prepared to commence construction. However, since most of the roadway lies in a C-1 residential zoning district, we have been advised that an amendment to the Zoning Ordinance is required if commercial uses are to be permitted (see enclosed plan).

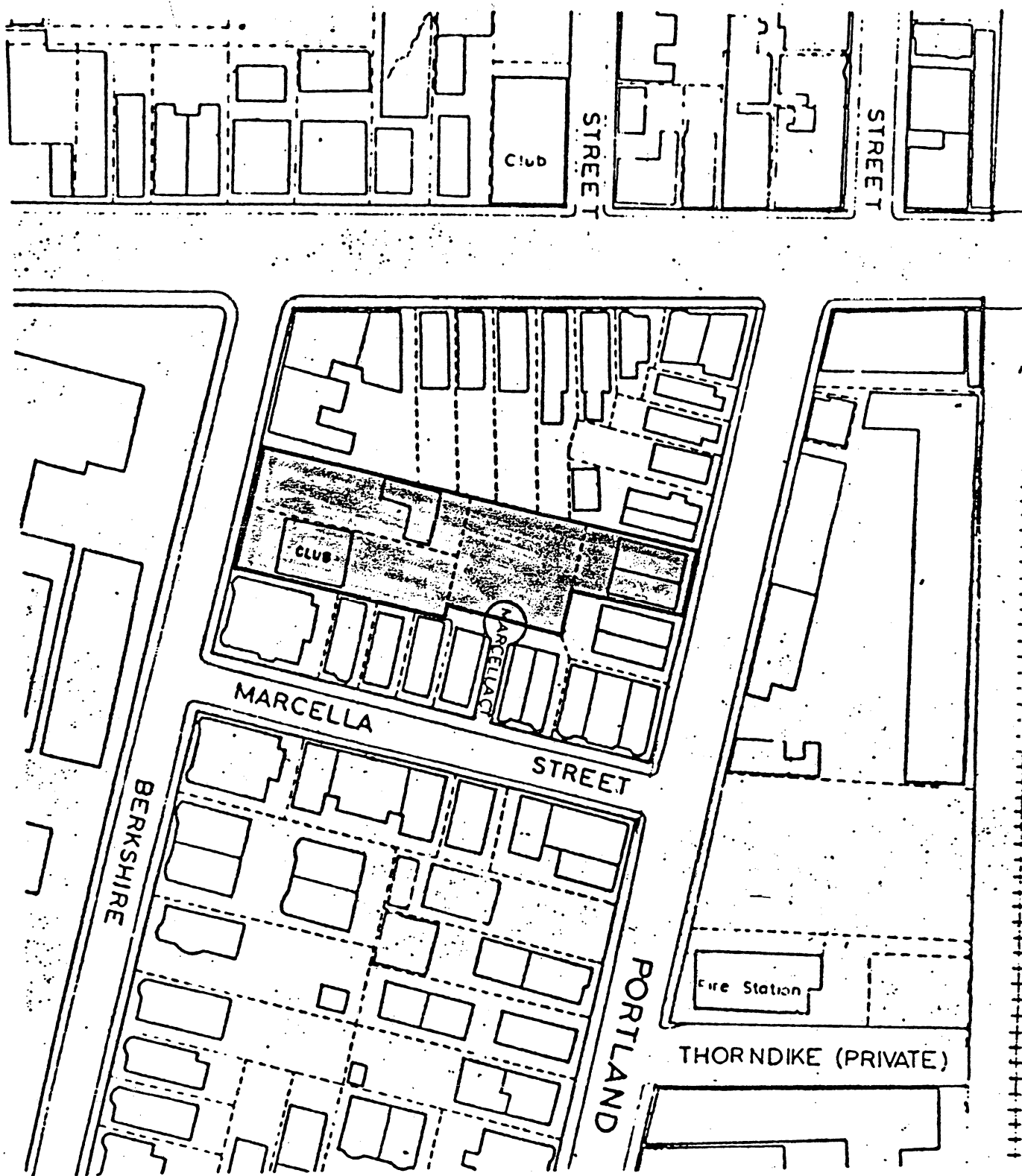
It should be noted that the business owners are in favor of the construction of the roadway and the required zoning change, while the abutting residents also favor construction of the roadway but object to its use for commercial purposes and are opposed to any zoning change.

Sincerely yours,


Joseph F. Tulimieri
Executive Director

JFT:aah

Enclosures (3)

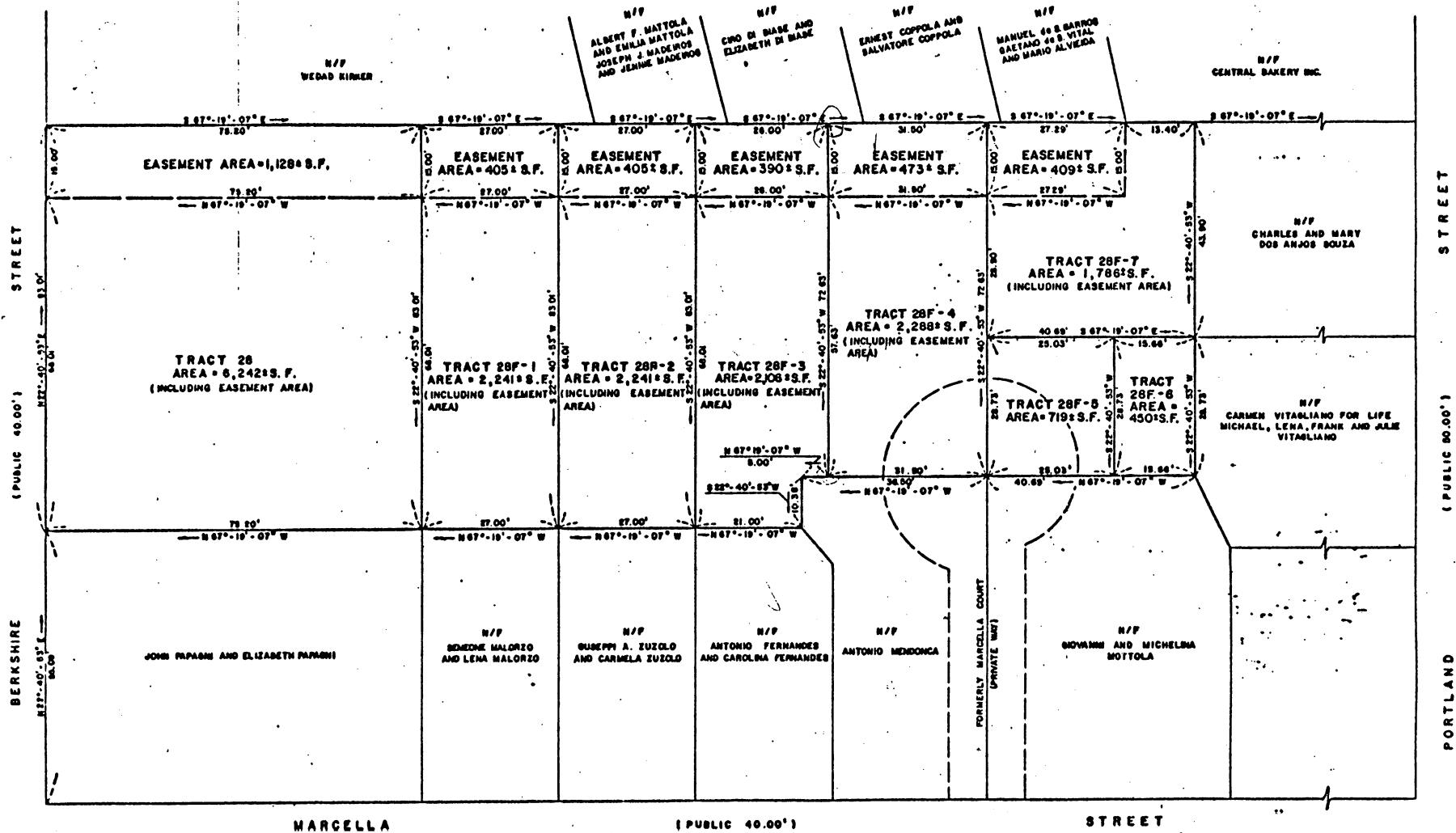


WELLINGTON - HARRINGTON URBAN RENEWAL AREA

BLOCK 1



Total acquisition consistent with the Urban Renewal Plan.



PLAN OF LAND
IN
CAMBRIDGE, MASSACHUSETTS

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES
AND REGULATIONS OF THE REGISTER OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.

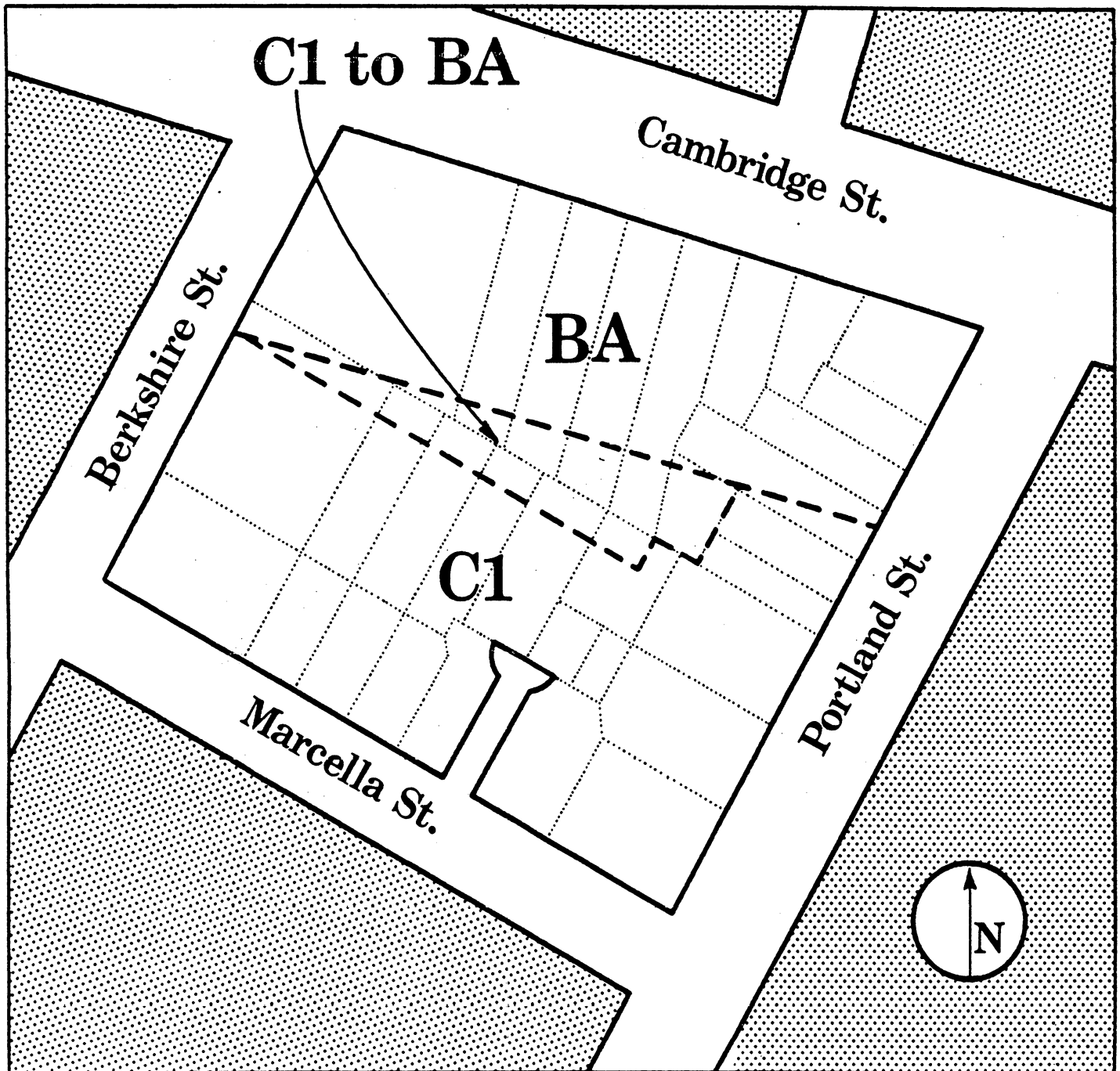
REGISTERED LAND SURVEYOR

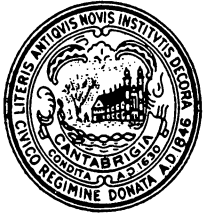
DATE

CAMBRIDGE REDEVELOPMENT AUTHORITY	
WELLINGTON-HARRINGTON URBAN REDEVELOPMENT AREA PROJECT NO. MASS. R-100	
DISPOSITION PLAN TRACT 28	
PREPARED BY FAY, SPOFFORD & THORNDIKE INC. ENGINEERS, BOSTON, MASS.	
SCALE IN FEET	NOV 27, 1978

Proposed Rezoning from C1 to BA

December 1981





CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

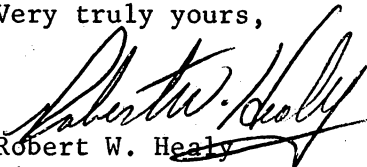
EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

May 9, 1983

To the Honorable, the City Council:

Enclosed please find copy of a report from the Cambridge Redevelopment Authority relative to a hearing scheduled for City Council meeting tonight on the proposed access roadway between Berkshire Street and Portland Street on Tract 28 of the Wellington-Harrington Urban Renewal Area.

Very truly yours,


Robert W. Healy
City Manager

RWH/mbf
Enc.

Re: report from the Cambridge Rédevelopment
Authority Re: proposed access roadway between
Berkshire St. & Portland St. on Tract 28 of the
Wellington-Harrington Urban Renewal Area.

In City Council,

May 9, 1983

*5/9/83
Referred to the
Planning
Then
Placed on File*