



# Cambridge Redevelopment Authority

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

FEB 16 1979

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

Re: Authority Acquisition of Surplus City-Owned Property  
Located at 386 Portland Street

Wellington-Harrington Urban Renewal Area  
Project No. Mass. R-108 / Parcel Number 52-7

Dear Mr. Sullivan:

We have been informed by the Office of the City Clerk that questions have been raised regarding the acquisition of the above-noted property by the Cambridge Redevelopment Authority and disposition of same by the City of Cambridge.

We have reviewed the terms and conditions of the Wellington-Harrington Urban Renewal Plan, approved after public hearing by the Cambridge Planning Board on May 4, 1965 and by the City Council on December 27, 1965.

The documents approved by both the City Council and the Planning Board have been excerpted and attached hereto, as follows:

- (1) Code R-222 Land Acquisition Report, Section (e)(4) provides: "In Block 52, Ladder 2 Fire House at 386 Portland Street will be acquired when declared surplus property by the City."
- (2) Code R-222 Exhibit C is a letter, dated May 4, 1965, from City Manager John J. Curry expressing the City's willingness to receive an offer to purchase this property from the Cambridge Redevelopment Authority. A copy of that letter is attached.
- (3) Code R-303(d) contains a resolution of the Cambridge Planning Board, dated May 4, 1965 approving the urban renewal plan. A copy of that resolution is attached.

OFFICE OF THE  
CITY MANAGER

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- (4) Code R-302 contains a resolution of the Cambridge City Council, dated December 27, 1965, containing specific reference to approval of the urban renewal plan by the Council and the Planning Board. A copy of that code is attached.
- (5) The Urban Renewal Plan, dated April 22, 1965, in Section 111. Properties to be Acquired provides that the Authority will acquire and clear land and buildings as shown on the Map entitled "Areas for Acquisition, Wellington-Harrington Urban Renewal Area Mass. R-108, Cambridge Redevelopment Authority", prepared by the Planning Board and dated April 22, 1965.
- (6) The above referenced map, a copy of which is attached, clearly indicates that the fire station is designated to be acquired.

If you require any additional information or clarification, please call.

Sincerely yours,



Joseph F. Tulumieri  
Deputy Executive Director

JFT:aah

Enclosures

cc: Cambridge City Clerk(a)  
Robert W. Healy(a)

May 4, 1965

Cambridge Redevelopment Authority  
City Hall Annex  
57 Inman Street  
Cambridge, Massachusetts

Gentlemen:

When Ladder #2 Fire House at 386 Portland  
Street, Cambridge, is declared surplus property, the  
City of Cambridge is willing to receive from the  
Cambridge Redevelopment Authority an offer to purchase  
this property.

Yours very truly,

/s/ John J. Curry

John J. Curry  
City Manager

JJC/R

APPLICATION FOR LOAN AND GRANT  
PART II : LOCAL PROJECT APPROVAL DATA  
PROJECT NO. MASS. R-108

BINDER NO.

SUBMISSION DATE:

Wellington-Harrington Urban Renewal Area  
Cambridge Redevelopment Authority  
Cambridge, Massachusetts

December 31, 1965

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RESOLUTION OF CITY COUNCIL APPROVING URBAN  
RENEWAL PLAN AND FEASIBILITY OF RELOCATION

Code No. R-302(a)

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Note: The attached resolution was approved by City Council  
on December 27, 1965 for this Part II Submission.

Previously City Council also approved resolutions on  
the Wellington-Harrington Renewal Plan, and Relocation  
Plan which were forwarded to HHFA in December 1964, as  
part of a "draft" Part I Submission and again on May 17,  
1965, the latter resolution being included in Code R-231  
of the Part I Submission, and forwarded to HHFA in ac-  
cordance with the LPA agreement with the Regional Office  
to produce, without the use of Federal planning funds,  
a Part I acceptable to the City Council and City Manager.

RESOLUTION OF CITY COUNCIL OF CAMBRIDGE,  
MASSACHUSETTS, APPROVING THE URBAN RENEWAL  
PLAN AND THE FEASIBILITY OF RELOCATION FOR  
PROJECT NO. MASS. R-108

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS Cambridge Redevelopment Authority (herein called the "Local Public Agency") has entered into, and/or will enter into, a planning contract for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds were or will be provided for the urban renewal project (herein called the "Project") identified as "Wellington-Harrington Project" and encompassing the area in the City of Cambridge, Massachusetts (herein called the "Locality"), bounded generally as follows:

Beginning at the intersection of the Cambridge-Somerville City Line and the Boston and Albany Railroad and running along Boston and Albany Railroad to Binney Street, Binney Street, Portland Street, Hampshire Street, Clark Street, Broadway, Elm Street to City line to Windsor Street, to Cambridge Street, to Willow Street, to City line, to point of beginning.

WHEREAS the Local Public Agency has applied for additional financial assistance under such Act and proposes to enter into an additional contract or contracts with the Housing and Home Finance Agency for the undertaking of, and for making available additional financial assistance for, the Project; and

WHEREAS the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project area and has determined that the area is a substandard area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of dilapidation, overcrowding, faulty arrangement and design, lack of ventilation, light and sanitary facilities, and each of such factors and others, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS there has been prepared and referred to the City Council of the Locality (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the Project area, dated April 22, 1965, and consisting of 15 pages and 5 exhibits, which Plan is entitled "Wellington-Harrington Renewal Plan"; and

WHEREAS the Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Urban Renewal Plan, which is attached thereto; and

WHEREAS a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS the Cambridge Planning Board, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan for the Project area and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS the Urban Renewal Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the enforcement of minimum code standards, and the installation, construction and reconstruction of streets, utilities, parks, playgrounds and other public improvements; and

WHEREAS the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; and

WHEREAS there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Project, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Housing and Home Finance Administrator; and

WHEREAS the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAMBRIDGE, MASSACHUSETTS:

1. There exists in the City of Cambridge the need for an urban renewal program or programs therein.
2. That it is hereby found and determined that the Project is a substandard area and qualifies as an eligible Project area under Massachusetts General Laws (Ter.Ed.), chapter 121, as amended.
3. That the Urban Renewal Plan for the Project, having been duly reviewed and considered, is hereby approved, and the Clerk be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.
4. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project area.
5. That it is hereby found and determined that the Urban Renewal Plan for the Project area conforms to the general plan of the Locality.
6. That it is hereby found and determined that the financial aid provided and to be provided pursuant to the contract for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the Project area.
7. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of the Area by private enterprise.

8. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

9. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

10. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the enforcement of minimum code standards, and the installation, construction and reconstruction of streets, utilities, parks, playgrounds and other public improvements, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

11. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Urban Renewal Plan for the Project area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under Title I is hereby approved.

APPLICATION FOR LOAN AND GRANT  
PART II : LOCAL PROJECT APPROVAL DATA  
PROJECT NO. MASS. R-108

BINDER NO.

Wellington-Harrington Urban Renewal Area  
Cambridge Redevelopment Authority  
Cambridge, Massachusetts

SUBMISSION DATE:

December 31, 1965

CITY COUNCIL VOTE AND  
APPROVAL OF CITY MANAGER

Code No. R-302(b)

Resolution of Cambridge City Council

In City Council December 27, 1965

Adopted by a Yea and Nay Vote:

Yeas 7 ; Nays 2 ; Absent 0

A true copy

*Thomas M. McNamee*

Attest:

City Clerk

*Thomas M. McNamee*

Approved as to form:

Approved:

*Alan Mackey*

*John Lundy*

Acting City Solicitor

City Manager

CAMBRIDGE PLANNING BOARD

RESOLUTION RE WELLINGTON-HARRINGTON URBAN RENEWAL PLAN

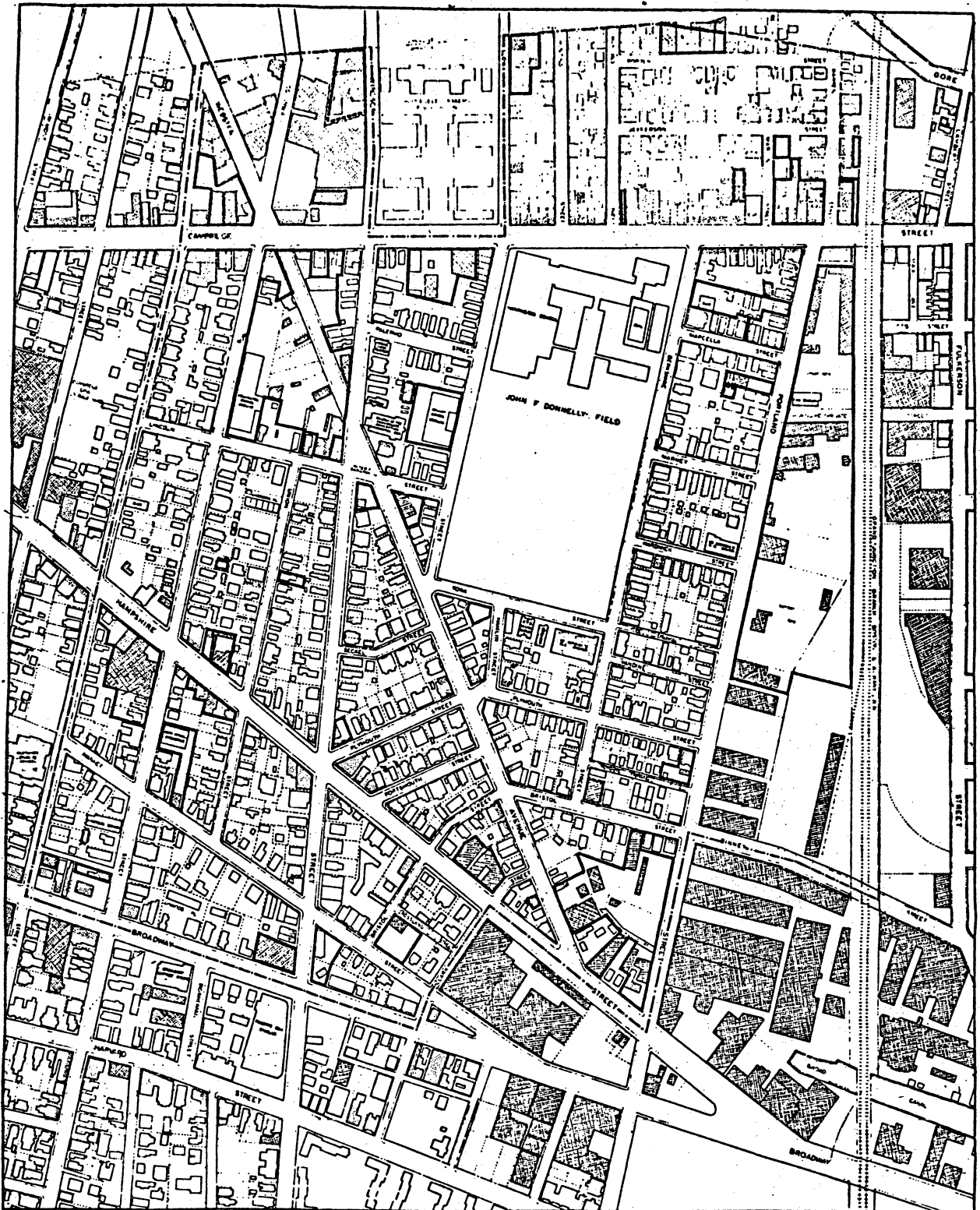
Excerpt from the minutes of the Cambridge Planning Board meeting of May 4, 1965

VOTED: That Cambridge Planning Board does hereby find that the urban renewal plan for the Wellington-Harrington Urban Renewal Project, (No. Mass. R-108), entitled "Neighborhood Renewal Plan, Wellington-Harrington Project", dated April 22, 1965, is based upon a local survey and conforms to a comprehensive plan for the locality as a whole.






I hereby certify that the above is a true copy of a portion of the minutes of the meeting of the Cambridge Planning Board of the above date.



*Alan McClennen*

Alan McClennen  
Planning Director



**EXISTING LAND USE**

-  RESIDENTIAL
-  PUBLIC or SEMI-PUBLIC
-  COMMERCIAL
-  INDUSTRIAL
-  PROJECT BOUNDARY

-  LAND AND BUILDINGS TO BE ACQUIRED
-  BUILDINGS TO BE ACQUIRED

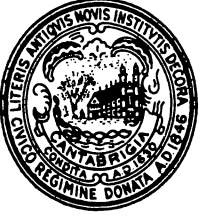
**AREAS FOR ACQUISITION**

WELLINGTON-HARRINGTON URBAN RENEWAL AREA  
 MASS R-108  
 CAMBRIDGE REDEVELOPMENT AUTHORITY  
 CAMBRIDGE, MIDDLESEX COUNTY, MASS.  
 Prepared by the  
 CAMBRIDGE PLANNING BOARD

Scale 1" = 100'



CODE NO. R-222  
 APRIL 22, 1966



# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

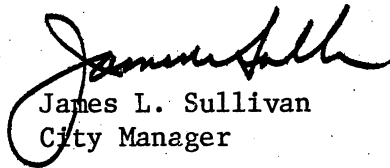
EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

February 26, 1979

To the Honorable, the City Council:

As per your request, enclosed please find copy of a communication from the Cambridge Redevelopment Authority with additional information relative to the acquisition of the property located at 386 Portland Street.

Very truly yours,

  
James L. Sullivan  
City Manager

JLS/mbf  
Encs. 11

F-100

Additional information re: acquisition by the  
Cambridge Redevelopment Authority of the pro-  
perty located at 286 Portland St.

In City Council,

February 26, 1979

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Placed

on

File -